

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 23, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt  
Kennedy, Marzari, Rankin, Sweeney and  
Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Students from the English Language Class at Britannia School, under the direction of their instructor, Mrs. Gourley.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,  
SECONDED by Ald. Bird,

THAT the Minutes of the Special Council Meeting (Public Hearing) of March 11, 1976, together with the Minutes of the Regular Council Meeting of March 16, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,  
SECONDED by Ald. Volrich,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. N/W Corner of Prior Street and  
Jackson Avenue

Council on March 9, 1976 deferred consideration of the Manager's Report (Property Matters) dated March 5, 1976, concerning a City-owned lot at the North-west corner of Prior Street and Jackson Avenue, pending the hearing of a delegation.

Pastor Annie Girard addressed the Council this day, urging that Council sell the City lot in question to her for \$5,000.

MOVED by Ald. Volrich,

THAT the request of Pastor Girard be denied and she be asked to consider entering into an appropriate lease arrangement with the City regarding Lot A, Subdivision 17 and 18, Block 103, D.L. 196, Plan 197, situated on the North-west corner of Prior Street and Jackson Avenue.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

2. Point Grey Road Properties

City Council at its last meeting when considering the matter of Point Grey Road Properties and in particular Seagate Manor, deferred the following motion by Alderman Bowers:

"THAT all of the property surrounding Seagate Manor be designated as public land."

Council also instructed the Director of Legal Services to submit a report to the next Council meeting on the legal ramifications involved in recommendation 1 as contained in this clause of the Manager's report, which reads as follows:

"The Point Grey Road Acquisition Fund be reimbursed, in the amount of \$225,265.06, in the manner set out in the report by the Director of Finance dated November 28, 1975."

Council noted a letter from the Park Board dated March 23, 1976 which had been circulated to the Members just prior to the meeting, in which the following two resolutions from the Park Board were quoted:

"That the Board advise City Council that the rules of the Vancouver City Charter should be followed, in that a two-third vote is required by Council to change the listed use of property acquired under a by-law vote from park purposes to residential purposes.

That the Board advise City Council it will not accept reimbursement of the original purchase price of the Seagate Manor park site so that the building can be used for residential purposes."

With the permission of Council the Chairman of the Park Board, Commissioner May Brown, addressed the meeting speaking in support of the Park Board's position as indicated in its letter, and pointing out that a legal opinion obtained indicated that Council must obtain a two-third vote to vary the use of Seagate Manor from park purposes to residential purposes.

The Director of Legal Services reported early that in his opinion only a simple majority vote was required to vary the use of the funds involved.

MOVED by Ald. Boyce,  
THAT a two-third majority vote of Council be required to change the use of funds with respect to Seagate Manor property.

- (out of order)

The Presiding Officer ruled Alderman Boyce's motion out of order in view of the information received from the Director of Legal Services, and Alderman Boyce challenged the ruling of the Chair.

The Presiding Officer then put the question,  
"Shall the decision of the Chair be sustained?"

<u>FOR</u>	<u>AGAINST</u>
Alderman Bird	Mayor Phillips
Alderman Bowers	Alderman Boyce
Alderman Harcourt	Alderman Cowie
Alderman Kennedy	
Alderman Marzari	
Alderman Rankin	
Alderman Sweeney	
Alderman Volrich	

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Point Grey Road Properties (cont'd)

The decision of the Chair having been sustained Alderman Boyce's motion was therefore confirmed OUT OF ORDER.

MOVED by Ald. Kennedy,

THAT the Council seek a declaratory judgement in determination of a special majority vote to transfer funds re Seagate Manor.

- LOST

(Aldermen Bird, Harcourt, Marzari, Rankin, Sweeney and Volrich opposed)

MOVED by Ald. Bowers,

THAT all the property surrounding Seagate Manor be designated as public land and turned over to the care, custody and management of the Park Board.

- (amended)

MOVED by Ald. Rankin in amendment,

THAT the following words be inserted between the words, 'Manor' and 'be designated' in Alderman Bowers' motion, "except for provision of reasonable sideyard and backyard areas."

- CARRIED

(Aldermen Bowers, Boyce, Cowie, Marzari, and the Mayor opposed)

The amendment having carried the motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT all the property surrounding Seagate Manor, except for provision of reasonable sideyard and backyard areas, be designated as public land and turned over to the care, custody and management of the Park Board."

A member of the Property and Insurance Department advised Council that the rentals for Seagate Manor could be increased if Council so wished.

MOVED by Ald. Kennedy,

THAT the units in Seagate Manor be rented at a fair market value.

- CARRIED

(Aldermen Cowie, Harcourt, Rankin and Volrich opposed)

MOVED by Ald. Sweeney,

THAT the Point Grey Road Acquisition fund be reimbursed at an amount equal to the acquisition cost of \$255,265.06 varied to provide only for the amount related to Seagate Manor building and actual site, in the manner set out in the report by the Director of Finance dated November 28, 1975.

- (lost)

(Aldermen Bowers, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Boyce in amendment,

THAT the reimbursement amount be calculated at full market value.

- LOST

(Aldermen Bird, Bowers, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost the motion by Alderman Sweeney was put and LOST.

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Point Grey Road Properties (Cont'd)

MOVED by Ald. Marzari,  
THAT the net rental income from Seagate Manor be transferred into the Point Grey Road Property Acquisition fund.

- (deferred)

MOVED by Ald. Rankin,  
THAT the foregoing motion by Alderman Marzari be deferred until the Responsibility Matrix Report is before Council.

- CARRIED

(Mayor Phillips opposed)

MOVED by Ald. Cowie,  
THAT the Park Board be advised that Council will consider discussing with the Board an exchange of Seagate Manor with an equivalent number of units in other nearby Point Grey Road properties.

- LOST

(Aldermen Bird, Harcourt, Kennedy, Marzari, Rankin, and Sweeney opposed)

COMMUNICATIONS OR PETITIONS

1. Request that City Endorse  
Bid to Host 1977 Senior  
Women's Softball Championships

Council noted a letter from the South Hill Sports Association dated March 12, 1976 advising that it has submitted a bid to host the 1977 Senior Women's Softball Championships in August. The organization wishes Council to endorse its bid and accept responsibility for free use of Capilano Stadium and South Memorial Park, grounds and lights along with concession stands in each, for one week.

MOVED by Ald. Bird,  
THAT the request of South Hill Sports Association be referred to the Park Board.

- CARRIED UNANIMOUSLY

2. Rezoning Application:  
Vancouver Neurological Centre

Under date of March 11, 1976 Mr. H.W. Pickstone, of William Graham Consultants, is requesting to appear as a delegation when the matter of Vancouver Neurological Centre re-zoning application is considered. It was noted that the report on this matter will be before Council on April 6, 1976.

MOVED by Ald. Rankin,  
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
MARCH 19, 1976

Works & Utility Matters  
(March 19, 1976)

The Council considered this report which contains three  
Clauses identified as follows:

- Cl. 1.: Closure of Portion of Lane North of Broadway,  
West of Ash Street, Block 339, D.L. 526
- Cl. 2: Tender No. 39-76-1 Tilt Cab Tandem Axle Chassis
- Cl. 3: Maintenance of Paving and Landscaping of Streets  
in Area 6 - False Creek

The Council took action as follows:

Clauses 1, 2, and 3

MOVED by Ald. Sweeney,

THAT the recommendations of the City Manager contained in  
Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(March 19, 1976)

The Council considered this report which contains four  
Clauses identified as follows:

- Cl. 1: New Lodge at Alexander and Dunlevy
- Cl. 2: Temporary Facilities and Structures for the  
U.N. Habitat Conference
- Cl. 3: Hostel Housing - Dunlevy Avenue & Alexander Street
- Cl. 4: Rezoning Application - N.E. Corner of Collingwood  
and West 41st Avenue

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

Hostel Housing - Dunlevy Avenue  
and Alexander Street (Clause 3)

MOVED by Ald. Bird,

THAT the recommendation of the City Manager contained in  
this clause be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - N.E. Corner  
Collingwood and West 41st Avenue  
(Clause 4)

MOVED by Ald. Volrich,

THAT Mr. Frank Musson, the applicant who is applying for  
rezoning be advised that Council does not view his application  
with favour and if he so wishes he may appear before Council as  
a delegation to discuss the matter.

- CARRIED

(Aldermen Bird and Cowie opposed)

CITY MANAGER'S AND OTHER REPORT (cont'd)

Fire & Traffic Matters  
(March 19, 1976)

The Council considered this report which contains four  
Clauses identified as follows:

- Cl. 1: Establishment of Bus Stops on 54th Avenue and  
Tyne Street
- Cl. 2: Leasing of Vehicles for Vanpool "Turn Down Traffic  
Volume"
- Cl. 3: Amendment of Vehicles for Hire By-law/Request to  
Motor Carriers Commission for Amendment to Permit  
Carpooling
- Cl. 4: Street Closures in Gastown to Accommodate a Rain  
Festival

The Council took action as follows:

Establishment of Bus Stops on  
54th Avenue and Tyne Street  
(Clause 1)

In considering this clause the Council received a delegation  
from Mr. Nathan Davidowicz speaking against the recommendation  
of the City Engineer contained in this report.

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in  
this Clause be approved.

AMENDED  
SEE PAGE 250

- CARRIED UNANIMOUSLY

Leasing of Vehicles for Vanpool  
"Turn Down Traffic Volume"  
(Clause 2)

In considering this clause Council was advised that the  
vehicles for vanpool would only be utilized by City employees  
travelling to and from their place of work and professionals  
drivers will not be involved.

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Amendment of Vehicles for Hire By-law/  
Request to Motor Carriers Commission  
for Amendment to Permit Carpooling  
(Clause 3)

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Street Closures in Gastown  
to Accommodate a Rain Festival  
(Clause 4)

MOVED by Ald. Cowie,

THAT the request of the Gastown Merchants' Association  
to close certain streets as detailed in this Clause be approved;

FURTHER THAT a grant of approximately \$400.00 be approved  
to cover the costs of services by City crews.

- CARRIED BY THE  
REQUIRED MAJORITY

(Aldermen Bird and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters  
(March 19, 1976) (cont'd)

Street Closures in Gastown  
to Accommodate a Rain Festival  
(Clause 4) (cont'd)

MOVED by Ald. Volrich,  
THAT the City Manager report on the outstanding debt of  
the Gastown Merchants' Association referred to in this clause.

- CARRIED UNANIMOUSLY

Finance Matters  
(March 19, 1976)

The Council considered this report which contains three  
Clauses identified as follows:

- Cl. 1: Domestic Animal Protection Act
- Cl. 2: United Housing Foundation - Central Oliver and  
Ferry Rooms
- Cl. 3: Municipal By-law Prosecutor

The Council took action as follows:

Domestic Animal Protection Act  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

United Housing Foundation -  
Central Oliver and Ferry Rooms  
(Clause 2)

Reference was made to a recent article in the newspaper  
concerning the lack of elevator service in the Central Oliver  
complex.

MOVED by Ald. Rankin,  
THAT if elevators in the Central Oliver complex are not  
in service, the United Housing Foundation be requested to appear  
before Council at its next meeting in explanation of any  
difficulties involved in the installation and operation of the  
elevators.

-(carried unanimously)

Alderman Harcourt advised the Housing Committee would be  
considering the matter on April 1, 1976.

MOVED by Ald. Bowers,  
THAT this whole matter be referred to the Housing Committee.

- LOST

(Aldermen Bird, Cowie, Harcourt, Marzari, Rankin,  
and the Mayor opposed)

The motion to refer having lost the motion by Alderman  
Rankin was put and CARRIED UNANIMOUSLY.

MOVED by Ald. Bird,  
THAT the properties referred to in this clause be subject  
to and pay the normal property taxes, and the United Housing  
Foundation negotiate with the Provincial Government and the  
City on an increase in the operating grant.

- CARRIED UNANIMOUSLY

cont'd...

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters  
(March 19, 1976) (cont'd)

Municipal By-law Prosecutor  
(Clause 3)

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(March 19, 1976)

Annual Meeting of the Registered  
Nurses' Association of B.C.  
(Clause 1)

MOVED by Ald. Bird,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(March 19, 1976)

The Council considered this report which contains three  
Clauses identified as follows:

- Cl. 1: Option to Purchase Portions of Lots 26 to 29,  
Block 38, D.L. 541, Plan 210, E/S Cambie Street  
North of Dunsmuir
- Cl. 2: The Vancouver Chinatown Housing Society -  
Extension of Sale Date
- Cl. 3: Consent to Assign Portion of Lots 4 to 6,  
Block 122, D.L. 541, Known as 1420 Howe Street

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Harcourt,  
THAT the recommendations of the City Manager contained in  
Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

B. 1976 C.F.M.M. Conference

MOVED by Ald. Bowers,  
THAT the recommendation of the City Manager as contained  
in his report dated March 19, 1976 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,  
THAT the C.F.M.M. be urged to include the topic of municipal  
financing as one of its panel discussions during the conference.

- CARRIED

(Aldermen Bowers, Cowie, Harcourt, Volrich and the  
Mayor opposed)



CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Langara Lands Development Proposal

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager as contained  
in his report dated March 19, 1976 be approved.

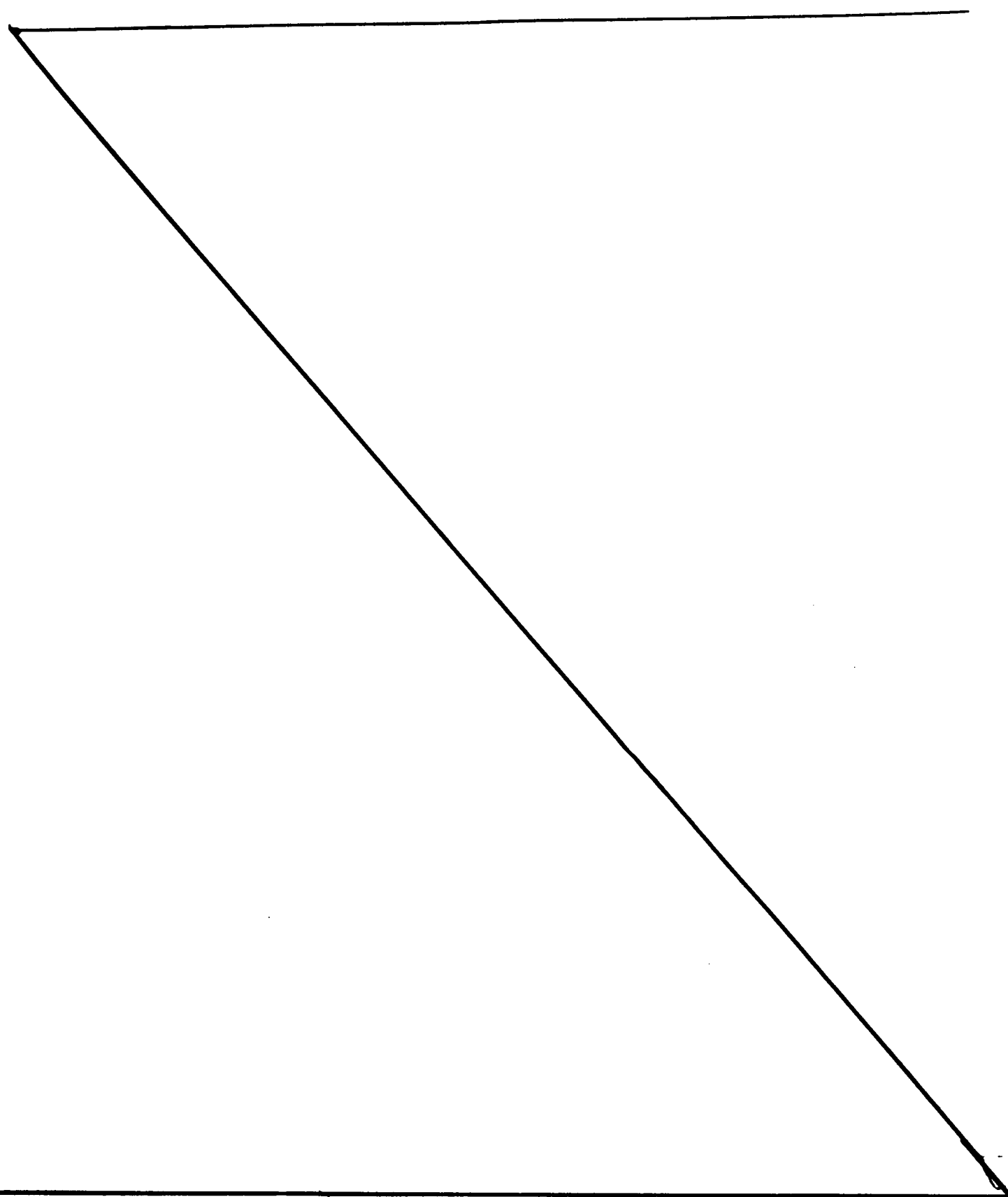
- CARRIED UNANIMOUSLY

D. Bonusing on Development Proposal -  
Adams Properties Limited  
745 Thurlow Street

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager as contained  
in his report dated March 19, 1976 be approved.

- CARRIED UNANIMOUSLY



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The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in Committee Room No. 3, reconvened in open session in the Council at approximately 4:50 p.m.

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Proposed 11-Storey Apartment  
Building at 555 East 5th Avenue

Council on February 24, 1976, resolved:

"THAT a Committee be appointed by the Mayor comprising of two representatives of Council and the Director of Planning to carry out further discussions with the developer on the basis of the following:

- (a) redesign to a three-storey building
- (b) exchange of land or some other suitable arrangements;

FURTHER THAT it be understood the developer's legal and economic position is to be protected;

AND FURTHER THAT the matter be reported back within one month if possible to an open meeting of Council when the representatives of the community will be given an opportunity of appearing on the matter."

Aldermen Rankin and Volrich were appointed Council representatives on this Committee.

Alderman Rankin advised that the Special Committee had met with the developer and negotiated an agreed settlement of \$150,000 plus reimbursement of building permit fees.

MOVED by Ald. Rankin,

THAT, as negotiated with the developer, Council approve payment of \$150,000 to the developer being the costs incurred to date by him with respect to the proposed development, as well as reimbursement of the building permit fees, the source of funds to be Supplementary Capital Budget.

- CARRIED

(Aldermen Bird and Bowers opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee  
on Housing and Environment,  
March 11, 1976

The Council considered this report which contains twelve Clauses identified as follows:

- Cl. 1: Wallace Neon Signs
- Cl. 2: Seaboard Advertising Company Signs
- Cl. 3: Chairman's Report
- Cl. 4: City Property - N/S of the 1400 Block  
East 14th Avenue
- Cl. 5: Strata Title Policy - City of Vancouver
- Cl. 6: Cobalt Hotel, 915-917 Main Street
- Cl. 7: 1904 Barclay Street
- Cl. 8: Housing for Elderly Persons in Vancouver -  
Too Little, Too Much, Not Enough?
- Cl. 9: 331 Main Street
- Cl. 10: 876 Granville Street
- Cl. 11: Housing Registry and Relocation Service
- Cl. 12: Kitsilano Housing Society and Buy Back  
Kitsilano Fund

The Council took action as follows:

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Housing and Environment,  
March 11, 1976 (cont'd)

Clauses 1, 2, 4, 5, 6, 7, 9 & 10

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee contained in Clauses  
1, 2, 4, 5 and 7 be approved and Clauses 6, 9 and 10 be received  
for information.

- CARRIED UNANIMOUSLY

Chairman's Report  
(Clause 3)

MOVED by Ald. Harcourt,  
THAT recommendations A, D, E and F of the Committee be approved  
after amendment to recommendations A and E to read as follows:

"A. That the Planning Department, in consultation with the  
Director of Housing and the Social Planning Department,  
be charged with the responsibility of providing Council  
with a report on '1976 Housing Goals and Policy', as  
noted on their 1976 Work Program.

E. That Council and City staff be requested to consider  
and report back to the Committee on the question of  
an appropriate housing income mix, particularly in  
the inner City area.";

FURTHER THAT recommendations B and C of the Committee be  
referred to the City Manager for consideration.

(Underlining denotes  
amendment)

- CARRIED UNANIMOUSLY

Housing for Elderly Persons in Vancouver -  
Too Little, Too Much, Not Enough? (Clause 8)

MOVED by Ald. Harcourt,  
THAT recommendations A, B, C, D, and F of the Committee be  
approved after amendment to recommendation D to read as follows:

D. That the Director of Social Planning in co-operation  
with the Director of Planning meet with C.M.H.C. to  
discuss improvement of senior citizen housing design  
standards.;

FURTHER THAT recommendation E be withdrawn in view of the  
comments made in the Provincial Government's Throne Speech.

- CARRIED UNANIMOUSLY

(Underlining denotes  
amendment)

Housing Registry and Relocation  
Service (Clause 11)

MOVED by Ald. Harcourt,  
THAT recommendations A, B and C of the Committee contained  
in this Clause be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,  
THAT recommendations D and E of the Committee contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Housing and Environment,  
March 11, 1976 (cont'd)

Kitsilano Housing Society and Buy  
Back Kitsilano Fund ( Clause 12)

Council noted a delegation request from Mr. G.F. Moul, on behalf of the Kitsilano Ratepayers' Association.

MOVED by Ald. Bird,  
THAT the delegation be not heard.

- CARRIED UNANIMOUSLY

Alderman Cowie requested to be excused during consideration of this Clause because of conflict of interest.

MOVED by Ald. Bird,  
THAT permission be granted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
THAT the following consideration item of the Committee be approved:

"That the grant request of the Kitsilano Housing Society for a \$100,000 long-term, low interest loan, for the purchase of older homes in Kitsilano, be approved in principle, and further discussions take place with the Director of Finance and the Chairman of the Standing Committee on Housing and Environment."

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

II. Report of Standing Committee  
on Finance & Administration,  
March 11, 1976

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Urbanart Cultural Grant Request
- Cl. 2: Special Events or Festival Budget

The Council took action as follows:

Urbanart Cultural Grant  
Request (Clause 1)

Ms. G. Lemarchand addressed Council and requested reconsideration of the original request of a grant of \$5,000.

MOVED by Ald. Kennedy,  
THAT a grant of \$5,000 to Urbanart be approved, the source of funds to be provided from Contingency Reserve.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Boyce, Marzari, Sweeney, Volrich and the Mayor opposed)

cont'd....

Regular Council, March 23, 1976 . . . . . 13

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Finance & Administration,  
March 11, 1976 (cont'd)

Urbanart Cultural Grant Request  
(Clause 1) (cont'd)

MOVED by Ald. Kennedy,  
THAT a grant of \$5,000 to Urbanart be approved, funds to  
be provided from within the \$275,000 Budget previously established  
for cultural grants in 1976.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Boyce, Marzari, Sweeney, Volrich  
and the Mayor opposed)

MOVED by Ald. Volrich,  
THAT a grant of \$2,500 to Urbanart be approved, the source  
of funds to be provided from Contingency Reserve.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bowers, Marzari, Sweeney and Volrich opposed)

MOVED by Ald. Volrich,  
THAT a grant of \$2,500 to Urbanart be approved, funds to be  
provided from within the \$275,000 Budget previously established  
for cultural grants in 1976.

- CARRIED BY THE REQUIRED  
MAJORITY

(Alderman Bowers opposed)

Special Events or Festival  
Budget (Clause 2)

MOVED by Ald. Volrich,  
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Planning and Development,  
March 11, 1976

The Council considered this report which contains four  
Clauses identified as follows:

- Cl. 1: Arthur Laing Bridge
- Cl. 2: Central Broadway Urban Design Study
- Cl. 3: Rezoning - Areas E & F, Champlain Heights
- Cl. 4: Highrise Development in Apartment Zones

The Council took action as follows:

Clauses 1, 2, 3 and 4

MOVED by Ald. Bowers,  
THAT Clause 1 be received for information and the recommendations  
of the Committee contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Regular Council, March 23, 1976 . . . . . 14

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee  
on Planning and Development,  
March 18, 1976

Kitsilano Area Planning and Neighbourhood  
Improvement Program - Continuation of  
Office and Citizen Involvement (Clause 1)

MOVED by Ald. Kennedy,

THAT the delegation requests from Ms. J. Rittenhouse and Mr. N. Zapantis, members of the Kitsilano Citizens' Planning Committee be heard.

- CARRIED UNANIMOUSLY

Ms. J. Rittenhouse and Mr. N. Zapantis both addressed Council and pleaded for continuation of the Kitsilano Local Area Planning Program as there is still a great need for continued citizen participation in the area. Reference was also made to a letter from Dr. Mallek supporting continuation of local area planning in the area.

MOVED by Ald. Kennedy,

THAT the Planning Office in Kitsilano be closed as of March 31, 1976, and the Director of Planning be requested to itemize the unfinished work in priority order and how it can be accomplished from the Planning Department offices in City Hall.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,

THAT the following recommendations be approved:

- (1) Property and Insurance be instructed to find suitable office space of approximately 800 square feet, preferably along 4th Avenue, to cost approximately \$450/month.
- (2) The Personnel Services Department be instructed to review the classification and salary of the existing Planning Assistant III position in Kitsilano, in the light of the altered duties and responsibilities for the implementation stage of N.I.P. and L.A.P., this review to be conducted in conjunction with the Planning Department.
- (3) That Council extend the existing Clerk Steno II position in Kitsilano to December 31, 1976.
- (4) The revised terms of reference of the Kitsilano Planning Committee as attached, be endorsed.
- (5) The budget as outlined in Appendix 'F' of the Manager's Report dated March 4, 1976, totalling \$45,000 be approved and application made to charge it to the N.I.P.

- CARRIED UNANIMOUSLY

(Terms of Reference and Appendix  
'F' referred to are on file in  
the City Clerk's Office)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Special Committee  
re U.N. Conference,  
March 18, 1976

The Council considered this report which contains two  
Clauses identified as follows:

- Cl. 1: Habitat - Policing Costs
- Cl. 2: Habitat Forum Housing Program

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Kennedy,

THAT the recommendations of the Special Committee contained  
in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

(Alderman Sweeney was opposed to recommendation A contained  
in Clause 1)

- VI. (a) D.P.A. No. 73324 -  
3525-27 Point Grey Road
- (b) D.P.A. No. 73182 -  
2883 Point Grey Road

The Director of Planning under date of March 23, 1976,  
submitted the following report:

"Development Permit Application #73324 (3525-27 Point Grey Road) was  
filed on March 17, 1976 by Mr. Otto Dallas to move and place the existing  
duplex dwelling towards the rear of the site and to carry out alterations  
to the building.

Development Permit Application #73182 (2883 Point Grey Road) was filed on  
March 3, 1976 by Mr. Peter Wardle, Architect, to construct a one family  
dwelling on this site.

Both these sites are located on the north side of Point Grey Road. The  
Director of Planning, on March 10, 1976, has filed an application for  
Council's consideration to amend Schedule E of the Zoning and Development  
By-law to establish a building line at these locations on Point Grey Road.  
This application for amendment to the by-law was filed per Council's  
resolution of March 9, 1976.

Development Permit Application #73324 (3525-27 Point Grey Road) was filed  
subsequent to the application for amendment. Development Permit Application  
#73182 (2883 Point Grey Road) was filed prior to the application for amend-  
ment to the By-law; however, a report dated February 6, 1976 had been submitted  
to the Planning and Development Committee of Council indicating a clear intent  
by the Director of Planning to apply for an amendment to establish a building  
line. The report was considered by the Committee on February 17, 1976.

BRIEF ANALYSIS

DPA #73324 - 3525-27 Point Grey Road

The drawings submitted with the application are not of sufficient detail  
for processing; only a site plan has been submitted which indicates that  
the existing duplex dwelling would be moved 35 feet northward with alterations.

The development would extend beyond the building line as proposed by City  
Council's resolution of March 9, 1976.

DPA #73182 - 2883 Point Grey Road

The plans submitted with this application have been processed and it is  
noted that it would comply with the present regulations of the RT-2  
District Schedule with the exception of:

- (a) the floor space ratio exceeds the permitted by approximately 35  
square feet

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

DPA #73324 - 3525-27 Point Grey Road  
DPA #73182 - 2883 Point Grey Road  
(cont'd)

- (b) revisions would be required to provide for two off-street parking spaces
- (c) a screen wall (fence) in the front yard is 7' high (maximum permitted 4 feet).

The development would extend beyond the building line as proposed by the Director of Planning.

Council may withhold the issuance of Development Permit Application #73324 (3525-27 Point Grey Road) pending the approval of the amendment to the Zoning and Development By-law, in accordance with Section 570 of the Vancouver Charter. The Director of Planning recommends that Council may also withhold Development Permit Application #73182 (2883 Point Grey Road) as there was a clear intent demonstrated by the Director of Planning's report of February 6, 1976 to apply for an amendment to the Zoning & Development By-law prior to the date of this development permit application.

For Council's information, it should be noted that two additional development permit applications for development on the north side of Point Grey Road are presently being processed. Both these applications were filed prior to the application for amendment to the Zoning and Development By-law. One of these applications, Development Permit Application #73221 (3543 Point Grey Road), was filed on March 8, 1976 by Mrs. M. Dallas. This application has been processed but will be refused by the Director of Planning as it greatly exceeds the permitted floor space ratio (permitted .60, proposed .78). The second application, #71470 (3467 Point Grey Road) was filed on September 5, 1975 by Mr. Sharp, Architect, and is presently being processed. This development would not extend beyond the building line as proposed by the Director of Planning and will be dealt with by the Director of Planning subject to notification of neighbouring property owners.

RECOMMENDATION: In accordance with Section 570 (1) and (2) of the Vancouver Charter, that Development Permit Applications #73324 and 73182, filed on March 17, 1976 and March 3, 1976 respectively, will be withheld for a period of 30 days from the date of application and a further 60 days pending resolution of the proposed amendment to Schedule E of the Zoning and Development By-law. "

MOVED by Ald. Bowers,  
THAT the recommendation of the Director of Planning contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

- - - - -

G.V.R.D. Matters

The Mayor advised that the G.V.R.D. Hospital Planning Committee will be reporting to the next meeting of the Board. He offered to make available copies of the report to any members of Council who are not G.V.R.D. members.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,  
SECONDED by Ald. Bird,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY



BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837,  
BEING THE HERITAGE BY-LAW (Davis  
House, 166 West 10th Avenue)

MOVED by Ald. Cowie,

SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4450,  
BEING THE LICENSE BY-LAW (Body-  
Rub Parlours)

MOVED by Ald. Rankin,

SECONDED by Ald. Harcourt,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Kennedy,

SECONDED by Ald. Boyce,

THAT consideration of this By-law be tabled to permit the Director of Legal Services to bring forward a regulatory By-law.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari,  
Rankin, Sweeney, Volrich and the Mayor opposed)

There being no amendments, it was

MOVED by Ald. Rankin,

SECONDED by Ald. Harcourt,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

MOTIONS

1. Allocation of Land for Lane Purposes (942 East 14th Avenue

MOVED by Ald. Harcourt,  
SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 18 of Subdivision "C", Block 173,  
District Lot 264A, Plans 1056 and 1771  
(942 East 14th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Volrich was recognized by the Chair:

Enforcement of Fire By-law  
Outside the Core Area

MOVED by Ald. Volrich,

THAT WHEREAS a report be prepared for Council on alternative measures that may be considered for the fire safety of apartment buildings in the remainder of the City and on economic consequences of such measures to both owners and tenants with the intent that some degree of flexibility and discretion be allowed in the judgment of buildings so that the basic objectives of safety may be achieved in a fair and equitable manner;

AND WHEREAS such a report be prepared under the auspices of the Provincial Fire Marshal with the Vancouver Fire Department and other appropriate representatives being involved;

THEREFORE BE IT RESOLVED THAT pending receipt and consideration of the report, further enforcement procedures be deferred excepting such buildings as may be considered to be fire hazards under existing standards and that the efforts of the Fire Wardens in the interim period be directed towards enforcement of good housekeeping standards in the affected buildings.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney -  
Deputy Mayors

queried why on occasion another Alderman is asked to fill in for the Mayor at certain functions in place of the Deputy Mayor. The Mayor answered his query as well as certain Aldermen who were involved.

Alderman Kennedy -  
Harbour Park

asked why the deadline for the signing of the lease for Harbour Park, which expired two days' ago, was not reported to Council. The Director of Legal Services advised that the agreement is still in the hands of the developer's lawyers.

cont'd....

Regular Council, March 23, 1976 . . . . . 19

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Boyce -  
Harbour Park Performance  
Bond

queried whether the matter of a performance bond was one of the unresolved items. The Director of Legal Services advised that a performance bond of \$1½ million has been requested by means of a letter of credit and he is not aware this is one of the items in dispute.

Sunday Closing

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,

THAT the Director of Legal Services be authorized to bring forward the necessary Charter amendment to permit the City to amend its Shops Closing By-law in order to regulate Sunday closing.

- CARRIED UNANIMOUSLY

Alderman Cowie -  
Parking in Front  
of Court House

asked the Mayor to request the Provincial Government to prohibit cars from parking in front of the Court House. The Mayor agreed.

Alderman Cowie -  
Closure of Lane South of  
15th Avenue West of Carolina

queried whether it would be possible for Mr. W. Nelsen to again make representations before Council on this matter. The Director of Legal Services indicated that no purpose would be served by permitting Mr. Nelsen to appear as a delegation as the subdivision of the said lane is now underway.

- - - - -

The Council adjourned at approximately 6:30 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting of March 23, 1976, adopted after amendment on April 6, 1976.

*A. Phillips*  
MAYOR

*E. D. Little*  
CITY CLERK

Manager's Report, March 19, 1976 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of portion of lane North of Broadway, west of Ash Street, Block 339, D.L. 526

The City Engineer reports as follows:

"The owner of Lots 4 to 14, Block 339, D.L. 526 has requested the closure of the lane north of Broadway west from Ash Street between his Lots 7 and 14 for a proposed development. He is prepared to dedicate the south 2 feet of Lots 4 to 6 and a 20-foot lane over the easterly 20 feet of Lot 6. These dedications would make the portion of lane between Lot 7 and 14 surplus to the City's highway requirements. The closure and consolidation would also provide for a better form of development on this site.

I RECOMMEND that the south 8 feet of Lots 7 to 10 and the north 8 feet of Lots 7 to 10 and the north 8 feet of Lots 11 to 14, Block 339, D.L. 526 established as lane be closed, stopped up and conveyed to the abutting owner subject to the following conditions.

- (1) The applicant to provide and register subdivision plans satisfactory to the Approving Officer.
- (2) The applicant to pay \$16,500 for surplus land acquired over the land dedicated in accordance with the recommendation of the Supervisor of Property & Insurance.
- (3) The applicant be required to bear the cost of closing the existing lane and opening the new lane outlet with asphalt pavement. The estimated cost for this work is \$13,000.
- (4) The applicant to bear the cost of the removal of, or provide easements for any utilities in the portion of lane to be closed.
- (5) Any agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Tender No. 39-76-1 Tilt Cab Tandem Axle Chassis

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on February 23, 1976 and referred to the City Engineer and Purchasing Agent for report.

Funds for this purchase are provided as follows:

- 1) 26 units will be purchased from 1976 Truck Replacement Funds.
- 2) 2 units will be purchased from 1976 General Revenue Budget Funds. (approved by Council in 1975)

Six bids were received.

A tabulation is on file in the office of the Purchasing Agent.

Bid No. 1 - International Harvester Ltd.

We recommend acceptance of the lowest bid (Bid No. 1) to meet specifications from International Harvester Ltd. for 28 Model COF 1950B Tandem Axle Tilt Cab Chassis at a total cost of \$692,844.04 (\$24,744.43 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

INFORMATION:

3. Maintenance of Paving and Landscaping of Streets  
in Area 6 - False Creek

The City Engineer reports as follows:

The work associated with the paving and landscaping of Area 6 was designed by the Consulting Architect, Thompson, Berwick and Pratt. These works utilize many unusual features such as quartzite stone paving on the pedestrian streets, wooden curbs, wooden bollards, brick and stone plazas, steps, ramps, walls, indirect lighting and unusual trees. It promises to be an exciting and innovative proposal, as it was meant to be under the guidelines approved by City Council.

However, the purpose of this information report is to make City Council aware that there will also be unusually high maintenance costs associated with this development. These costs will be borne out of general revenues by the City-at-large.

Maintenance costs such as these are impossible to estimate with any degree of accuracy. Various indeterminable factors such as liability and damage by vandalism and vehicles make any predictions invalid. It is sufficient to say that the works proposed are prone to damage from these causes. There are predictable costs, however, such as the increased amount of power required for street lighting, the increased street cleaning costs, and the probability of shorter replacement lives.

Some of the areas of increased costs will be pavement repairs, policing, street cleaning, utility repairs, street lighting, tree maintenance, cleaning of drains and snow removal. In addition, other costs not paid directly by the City may increase such as deliveries, moving van charges and appliance repairs.

It is intended to obtain tender costs on the basis of the architects design very shortly. The tender will include bids on other types of surfacing in addition to quartzite stone paving in order that re-tendering of the contract will not be necessary should the stone paving exceed the authorized funds. These tenders will be analysed and a report will be submitted to City Council with recommendations concerning the type of surfacing and the award of the contract.

The City Manager submits the above report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 482

BUILDING & PLANNING

INFORMATION

1. New Lodge at Alexander and Dunlevy.

The Director of Planning reports as follows:

"I BACKGROUND

On October 21, 1975, Council passed a resolution approving the construction of up to a six-storey hostel housing project on the site of the southeast corner of Dunlevy Avenue and Alexander Street; being Lots 1 - 6, Block 41, D. L. 196, subject to approval of the Antoinette Lodge Steering Group. Funding was subsequently approved by C.M.H.C. under Section 15.1 of the N.H.A. (Appendix I).

II ANTOINETTE COMMITTEE

Several subsequent meetings were held involving the Antoinette Committee, the Director of Housing, the architect, the Area Planner and interested residents. On March 5, 1976, at a well-attended meeting in the Downtown Eastside Planning Office, it was unanimously agreed that construction should begin immediately and formal approval of the project was received from the Antoinette Committee (Appendix II)."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

2. Temporary Facilities and Structures for the U.N. Habitat Conference

The Director of Planning reports as follows:

"Enquiries are being received regarding the requirement of development permit applications for the provision of temporary structures and facilities to be located in various areas of the City for uses relevant to the Habitat Conference.

Three such enquiries are:

- (1) A proposal to construct a structure on the Courthouse site.
- (2) A proposal to construct a temporary structure on the plaza of the Pacific Centre.
- (3) A proposal to construct small booths for art display, etc. on the plaza of the Granville Square (Project 200).

These structures would all be for the duration of the Conference only and would then be removed. To the best of our knowledge, these structures would be constructed by Government agencies.

The Director of Planning recommends that, due to the temporary nature of these structures, no development permit applications be required for these and similar structures built by Government agencies for the duration of the Habitat Conference.

Planning Department staff will be available to give advice to those concerned regarding such temporary structures. It is understood that the necessary building permits will still be required."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Manager's Report, March 19, 1976 . . . . . (BUILDING - 2)

3. Hostel Housing - Dunlevy Ave. & Alexander St.

The City Manager submits the following report of the Director of Housing.

"BACKGROUND

City Council, on July 8, 1975, authorized the Director of Housing to institute a call for development proposals for the development and construction of approximately 200 - 300 units of hostel housing in the Downtown Eastside.

Pursuant thereto, two proposals were received. They were:

- 1) A 4-storey building containing 108 units (107 hostel units plus 1 caretaker's suite.) This proposal was submitted for the southeast corner of Dunlevy Avenue and Alexander Street by Intercon Management Ltd.
- 2) A 9-storey building containing 97 units (96 hostel units plus 1 caretaker's suite) on lands immediately to the west of the existing Oppenheimer Lodge. This proposal was submitted by Lisogar Construction Ltd.

Revisions to the foregoing proposals were made, and accordingly, application for funding for both projects under Section 15.1 of the N.H.A. with applicable sharing subsidy under Section 44(1)B, was submitted to C.M.H.C.

The revised projects were of the following nature:

- 1) A 6-storey building containing 172 units (171 hostel units plus 1 caretaker's suite)--this proposal was submitted by the same contractor and on the same lands as described in '1)' above.
- 2) A 7-storey building containing 85 units (84 hostel units plus 1 caretaker's suite) on lands just east of Dunlevy Avenue and on the south side of Cordova Street by the same Lisogar Construction Ltd. in '2)' above.

C.M.H.C. had approved the larger project containing some 171 hostel units. Further changes and refinements have been made and the project is in final form, containing 173 units (172 hostel and 1 caretaker's suite) in a 6-storey building at Dunlevy Avenue and Alexander Street.

City Council, on October 21, 1975, passed the following resolution:

- 'A. THAT Council approve the construction of up to a six storey hostel housing project on the site of the south-east corner of Dunlevy Avenue and Alexander Street, being Lots 1-6, Block 41, D.L. 196, subject to approval of the Antoinette Lodge Steering Group.'

The Antoinette Steering Committee have advised, on March 8th, that 'we unanimously approve that the construction of this lodge begin immediately.'

The proposal call provided for, among other things, the contractor/development to provide land, buildings, etc. for a stipulated lump sum. It is intended that a contract will be entered into between the City of Vancouver Public Housing Corporation and the contractor for the construction of the subject project.

When C.M.H.C. approved the housing project, one of the conditions of approval provided that a first mortgage be executed on the housing project. In order to execute a first mortgage, it is essential that the lands be acquired by the City of Vancouver Public Housing Corporation.

Manager's Report, March 19, 1976 . . . . . (BUILDING - 3)

Clause #3 continued:

The contractor, who had an option on the land, advises that they are not prepared to purchase the lands without the unqualified guarantee of the City that they will be reimbursed for such purchase. The Corporation has no working capital or assets, and therefore, cannot give any guarantee.

Considerable discussion has taken place with C.M.H.C., the contractor (Intercon Management Ltd.) and the administrators (The Royal Trust Company) of the estate of the former owner of the property with a view of resolving the matter of payment and transfer of land.

It therefore appears that inasmuch as title or a transfer of land must be in the name of the Housing Corporation, so that the first mortgage can be executed, it is essential that the lands be acquired. Inasmuch as the Corporation has no working capital at this point in time, and if the project is to be proceeded with, there then remain the following alternatives and options available to the Corporation at this time:

- 1) Borrow from a bank the necessary funds to acquire the lands with an appropriate interest rate.
- 2) Borrow from the City of Vancouver the necessary funds to acquire the lands with an appropriate interest rate.
- 3) Borrow from the Province of B.C. - Department of Housing, the necessary funds to acquire the lands.

I am advised that it is unrealistic to expect a chartered bank to loan this Corporation such funds without the guarantee of the City. From my discussion with the Provincial Department of Housing, I am not too hopeful that the Province will be able to assist us in this way, at this time.

It is noteworthy to mention that the approved capital costs of the project provided and included a sum of \$94,000 for interim financing. Therefore, the interim financing costs associated with the acquisition of the lands are ultimately recoverable and available from C.M.H.C.

In addition to the foregoing, I should like to point out the following pertinent information:

- 1) C.M.H.C. have approved a total project cost of \$2,998,776 which includes:

i)	contract	\$2,797,776
ii)	interim financing	94,000
iii)	taxes during construction	10,000
iv)	legal	7,000
v)	organization and inspection	15,000
vi)	built-in furniture	75,000
		<hr/>
		\$2,998,776

- 2) The contract with Intercon Management Ltd. in an amount of \$2,797,776 provides for the contractor to provide and supply the following:

i)	land	\$ 230,000
ii)	architectural fees	110,000
iii)	construction cost	2,353,976
iv)	appliances	68,600
v)	laundry equipment	5,200
vi)	landscaping	30,000
		<hr/>
		\$2,797,776

The above contract in an amount of \$2,797,776 has been prepared and submitted to the contractor for his execution on February 5, 1976. When it is returned, it will be submitted to the Board of Directors for their execution.

Cont'd . . .



Manager's Report, March 19, 1976 . . . . . (BUILDING - 4)

Clause #3 continued:

In the event that the City of Vancouver acquires the land on behalf of the Housing Corporation, at this time, the contract between the Housing Corporation and the contractor would then be amended to effect this change in an amount of \$230,000.

The amended contract with Intercon Management Ltd. would then be in an amount of \$2,567,776.

The Director of Finance advises that the City's Public Housing Fund has sufficient funds to appropriate for such proposal (\$230,000.)

The Director of Legal Services has considered the foregoing and advises that the City of Vancouver has the necessary authority and power to carry out the above-mentioned proposal.

The Board of Directors of the Vancouver Public Housing Corporation have agreed to proceed with alternative '2' above. "

The City Manager RECOMMENDS that Council approve lending \$230,000 to the City of Vancouver Public Housing Corporation from the City's Public Housing fund to purchase the foregoing property to be reimbursed by funds provided for the project by C.M.H.C.

4. Rezoning Application - N.E. Corner of  
Collingwood and West 41st Avenue

The Director of Planning reports as follows:

"An application has been received from Mr. Frank Musson, Architect, for an amendment to the Zoning and Development Bylaw No. 3575 whereby the above described property be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of constructing a seven unit townhouse development.

The applicant submitted the following statement with the application:

'The two subject lots are at present occupied by small older houses in poor repair and therefore represent a poor utilization of the land. The property abuts a commercial zone, i.e. Safeway Store across Collingwood, therefore we contend that a transition from commercial to multiple family to single family zoning could be acceptable. The setbacks, site coverage and density proposed would not exceed the current single family zoning for the area. A precedent for multiple family exists in that property immediately across West 41st Avenue has duplex zoning.'

Site Description

The site has a frontage of 129.9 feet on West 41st Avenue and a depth of 170.5 feet for a total gross site area of 22,148 square feet. No lane exists at this time to provide secondary access to this site or other lots in this block. The site is zoned (RS-1) One-Family Dwelling District and is developed with one family dwellings (See Appendix A). The lands to the north, east and south are zoned (RS-1) One-Family Dwelling District and are developed with one family dwellings of various sizes and heights. Two lots at the S.E. corner of West 41st and Collingwood are zoned (RT-2) Two-Family Dwelling District and are each developed with a 1-storey plus basement dwelling, each containing two dwelling units prior to 1956. The lands on both sides of West 41st, west of Collingwood are zoned (C-2) Commercial District and are developed with the Safeway Supermarket, a gasoline service station, offices and retail stores.

Clause #4 continued:

Proposed Development

The drawings forming part of the application and marked 'Received - City Planning Department, October 10, 1975' indicate seven townhouse units. Two of the seven units have a total floor area of 1,580 square feet each and the other five have a total floor area of 1,448 square feet each. All of the seven units have three bedrooms. The proposed development is 2-storeys plus cellar with 14 underground parking spaces provided with vehicular ingress and egress from Collingwood Street. The applicant has indicated dedicating the southerly 17 feet along West 41st Avenue for future road widening and the northerly 20 feet of each lot for a future lane.

Calculations

Site area:	22148 square feet (gross) 17342 square feet (net - after dedications)
Floor Area:	10405 square feet
Floor Space Ratio:	0.59 (net - after dedications) 0.46 (gross)
Balconies:	280 sq. ft. or 2.7%
Height:	29 feet or 2 storeys plus cellar
Site coverage:	30% (net - after dedications)
Off-street parking:	14 spaces (2 spaces per unit - underground)

The drawings indicate a courtyard and children's play area at the rear of the site.

History on Previous Rezoning Applications

Numerous applications have been made for rezoning on this site and a portion of the block between the period of 1956 to 1969 for rezoning from (RS-1) One-Family Dwelling District to multiple dwelling and to commercial zoning (listed in Appendix B), all of which were refused by Council.

In 1969 an application was made to rezone lots 1 and 2 from (RS-1) One Family Dwelling to (RM-1) Multiple Dwelling District for the purpose of erecting seven townhouses, which were two storeys in height with no basement or cellar. The floor space ratio proposed for this development was 0.50. The application was not approved by the Planning Department or the Technical Planning Board as it would:

'permit a small isolated apartment development incompatible in an area predominantly developed with one family dwellings'.

The Vancouver City Planning Commission approved the application. Council on March 10th, 1970 referred the application to the Planning and Development Committee which received the reports of the Director of Planning, Technical Planning Board and the Vancouver City Planning Commission.

Council on April 14, 1970 resolved that no further action be taken on the application.

Analysis

The Urban Design Panel considered the proposed form of development of the current application on October 16, 1975 and reported:

'the Panel supports this rezoning application and applauds this fine design.

Cont'd . . .

Clause #4 continued:

Recommendation: That the Director of Planning support this rezoning application and approve this design. '

The Planning Department sponsored a Public Information Meeting on December 18, 1975 for the residents, community groups and applicant to meet and discuss the rezoning application and the form of development. The applicant made a presentation to the 30 people present and explained the ten points on his information sheet, which is attached as Appendix C. The discussion centered around the form of residential development that should be allowed at this site. A majority of those present felt this was the thin edge of the wedge and would create more pressure around the commercially zoned land. Local residents had been firmly opposed to encroachments into single family residence areas for a long time. They believe this would be an encroachment into single family residential nature of the neighbourhood. The remainder of the residents were undecided or would favour the rezoning with some design changes, although no specific changes were mentioned.

Subdivision of the existing two lots was raised as a possible alternative to rezoning. The two lots could be subdivided under the Subdivision Control Bylaw #3334 into three lots of 43.3 x 133.5 feet after dedication of the 17 feet on West 41st and northerly 20 feet for lane purposes. Each of the new lots would have a site area of 5780.5 square feet. The form of house which could be erected on the subdivided sites could be a much less satisfactory design than the current proposal.

In comparing the number of units or families that could be accommodated on this site, the proposed development has four more families than could occupy the site, provided it was resubdivided into three lots.

Subdivide to 3 lots - 3 families  
Proposed CD-1 of  
seven townhouses - 7 families

In a telephone conversation with school and park board staff, the school and park facilities in the area are adequate for the increase of families in the proposed seven townhouses.

This application presents a difficult situation. On one hand the past history of this site, the citizens feelings expressed on this application and others in this locality, the precedent which this could set, all initiate against approval of this application. On the other hand, the good design of the proposal, the potential unsatisfactory design implications of a standard single family development on subdivided sites, the general need to find well designed new forms of housing that provide more units and fit compatibly into single family areas, commend this application.

The Director of Planning believes that redevelopment of this property is likely in the future and that the townhouses would provide a superior development than the typical subdivision development. It is recommended that the application be approved and the CD-1 Bylaw be restricted as follows:

- USES: Townhouses and customarily ancillary facilities
- FLOOR SPACE RATIO: Shall not exceed 0.60, and shall be computed as in the (RS-1) One Family Dwelling District.
- HEIGHT: Shall not exceed 2 storeys plus a cellar nor 35 feet as measured from the average building grade of West 41st Avenue.

Manager's Report, March 19, 1976 . . . . . (BUILDING - 7)

Clause #4 continued:

OFF-STREET PARKING: 14 off-street parking spaces shall be provided underground.

And subject to the following:

1. That the detailed scheme of development be first approved by the Director of Planning following advice from the Urban Design Panel having due regard to the overall design, provision and maintenance of useable outdoor space, vehicular ingress and egress and garbage collection facilities.
2. That prior to enactment of the amending By-Law the owner shall comply with the following condition:

That the Southerly 17 feet of the site shall be dedicated for future street widening; that the Northerly 20 feet of the site shall be dedicated for future lane purposes and, further, that the balance of the site be consolidated into one parcel and so registered in the Land Registry Office.

Should the above condition be not complied with within 180 days from the date of Public Hearing, then the approval granted at the Public Hearing shall expire.

The Vancouver City Planning Commission when considering the application at its meeting of March 3, 1976 concurred with the recommendation of the Director of Planning."

RECOMMENDATION: That the application be referred to a Public Hearing.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 482

A-6

MANAGER'S REPORT, March 19, 1976 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Establishment of Bus Stops on 54th Avenue and Tyne Street

The City Engineer reports as follows:

"On September 5, 1974, Council approved the 49th Avenue bus route, which included Kerr Street, 54th Avenue from Kerr to Tyne Streets, and Tyne Street from 54th to 49th Avenues. However, at that time, the pavement of 54th Avenue between Doman Street and Tyne Street was below standard and, consequently, the use of Doman Street from 49th to 54th Avenues was extended until 54th Avenue was repaved. This work has been completed and, in discussions with the B.C. Hydro & Power Transit Planning group, a suitable pattern of bus stops for these portions of 54th Avenue and Tyne Street has been agreed upon and the route now can be established as originally approved, that is 49th Avenue, Kerr Street, 54th Avenue, Tyne Street, 49th Avenue.

The pattern of stops on the new portion of the route conforms to City policy, except for the southbound stop on the west side of Tyne Street, south of 49th Avenue. In this case, the distance from the previous stop at Arlington Street on 49th Avenue to the proposed stop on Tyne Street would be over 1000', and the distance from this stop to a regulation southbound stop at 50th Avenue would be about 200' further. It is considered that in view of this distance factor, and that since the proposed stop at 49th Avenue would provide a more convenient transfer point, the stop should be placed at that location.

As a consequence, it is suggested that the 49th Avenue bus should now begin use of the new routing, and the existing bus stops on Doman Street between 54th and 49th Avenues be removed.

Accordingly, it is RECOMMENDED that:

- (1) The existing stops on Doman Street at 49th, 52nd, 53rd and 54th Avenues be removed.
- (2) That bus stops be established on 54th Avenue at Doman, Brooks, Butler and Tyne Streets.
- (3) That bus stops be established on Tyne Street at 49th, 51st, 52nd and 53rd Avenues."

The City Manager RECOMMENDS approval of the above report of the City Engineer.

DELEGATION REQUEST THIS DAY: Mr. Nathan Davidowicz

2. Leasing of Vehicles for Vanpool "Turn Down Traffic Volume"

The City Engineer reports as follows:-

"As part of the City's contribution toward relieving traffic congestion in support of Project Turn Down Traffic Volume, an examination of the economics of the City leasing and operating four, eleven passenger vans for the transportation of employees to and from work has been made. Employees would pay to cover the basic cost of the service which would provide them with near door to door transportation from home to work. The implementation of such a program would demonstrate the City's commitment to the Turn Down Traffic Project, both in and outside the City organization. Providing this sort of leadership will be an important adjunct to the other Turn Down Traffic activities, which are crucial to the success of the project. The City's willingness to consider a Vanpool operation would encourage other employers to develop similar programs. Such programs have been implemented successfully in the U.S. and Eastern Canada.

A variety of options for such a program have been considered. We have evaluated lease and ownership of vehicles over periods of one to eight years. We have concluded that the best approach for a limited duration project such as Turn Down Traffic would be to lease four vehicles for a two year period; three of the vehicles would operate on regular routes and the fourth would serve as a spare. These vehicles could also serve during the day as transportation vehicles in the City fleet and would permit deferring the purchase of three replacement vehicles until the end of the lease period. In this way, the costs of leasing could be shared between the Vanpool operation and a normal City fleet operation. The cost picture can be summarized as follows on the basis of a two year lease:-

(a)	Annual Lease Cost:	-	\$ 9,000.
(b)	Annual Operating Cost:	-	<u>\$ 5,500.</u>
	Total Annual Cost:		\$ 14,500.
(c)	Less credit due to reduced fleet operation:		<u>\$ 2,500.</u>
	Net Annual Cost:		<u><u>\$ 12,000.</u></u>

It is intended that the rate charged to employees for use of these vans would be set to recover this net annual cost. On this basis, the cost would be in the order of 75¢ a ride. While this is slightly higher than riding the bus, the additional convenience of service direct to City Hall should offset this cost.

The Director of Legal Services has advised us that there are no legal objections to the City sponsoring such a Vanpool Project and the Comptroller of Budgets has advised that if Council approves this report, funds will be provided in the 1976 budget. In order to expedite implementation of this proposal, if Council approves these recommendations, the vehicles should be leased "off the shelf" rather than calling for lease offers on other than vehicles in local stock. It should be pointed out, however, that permission may have to be obtained from the Motor Carrier Commission to operate the proposed Vanpool outside the City limits. This matter is covered in another report dealing generally with legislative changes required for the carpooling program.

The City Engineer RECOMMENDS:-

1. That Council authorize the lease of four (eleven passenger) vans for a Vanpool Project, within the Turn Down Traffic Volume framework, for a two year period;

MANAGER'S REPORT, March 19, 1976 . . . . . (FIRE - 3)

Clause No. 2 Continued

2. That the formal tendering procedure be waived and the Purchasing Agent be authorized to obtain proposals from dealers who have suitable vans in local stock;
3. That the estimated annual cost of \$12,000.00 be recoverable from employee contributions, with the City accepting any surplus or deficit realized from the operation."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Amendment of Vehicles for Hire By-Law/Request to Motor Carriers Commission for Amendment to Permit Carpooling

The City Engineer reports as follows:-

"In connection with Project Turn Down Traffic Volume, project staff, in discussions with the Legal Services Department, have identified two legislative matters which must be resolved to insure success of the carpooling portion of the project. Resolution of these matters is necessary to avoid legal technicalities in existing regulations.

City By-Law - Vehicles for Hire:

The use of any vehicle for carrying passengers where a fare toll or fee is charged, whether or not to cover "expenses" only, would fall within the definition of a "cab". However, the only classification for licensing purposes which would cover a carpooling situation would be a "taxicab".

Presently there is a limit on the number of taxicab licences which may be issued and the other provisions of the by-law pertaining to taxicabs are inappropriate to a carpool. The answer to the problem is to exempt vehicles which are used only for carpooling purposes from the Vehicles for Hire By-Law.

Motor Carriers Act:

The Motor Carrier Act regulates the use of various vehicles used to carry freight and passengers. Some carpool arrangements would fall within the terms of this Act, and as a consequence, would under the strict interpretation of the Motor Carrier Act and regulations, require licensing. If such licensing is required, carpooling becomes impractical. Amendment to the regulations pursuant to the Motor Carriers Act is necessary to avoid this problem.

The City Engineer RECOMMENDS:

1. That Council instruct the Director of Legal Services to prepare an amendment to the City's Vehicles for Hire By-Law specifically exempting vehicles which are used only for carpooling purposes;
2. That Council petition the Motor Carriers Commission to amend their regulations by exempting vehicles which are used only in a carpooling type of arrangement, from the provisions of the Motor Carriers Act."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

MANAGER'S REPORT, March 19, 1976 . . . . . (FIRE - 4)

CONSIDERATION

4. Street Closures in Gastown to Accommodate a Rain Festival

The City Engineer reports as follows:

"In a letter dated March 11, 1976, Mr. A. Bowen, President of the Gastown Merchants' Association, 1 Alexander Street, requests that certain streets in Gastown be closed to vehicular traffic on Sunday, April 4, 1976 from 12:00 noon to 6:00 p.m. to accommodate a rain festival. The streets requested to be closed are:

Water Street from Cordova Street to Carrall Street

Alexander Street from Carrall Street to Columbia Street

Carrall Street from Powell Street to its north end

Abbott Street from the lane north of Cordova Street to its north end

Cambie Street from the lane north of Cordova Street to its north end.

The event will include a land-bathtubs race, a bicycle race, dancing in the streets and closing ceremonies.

The Police Department will provide special attention for the event. Further, there will be no disruption to transit.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic, Water Street from Cordova Street to Carrall Street, Alexander Street from Carrall Street to Columbia Street, Carrall Street from Powell Street to its north end, Abbott Street from the lane north of Cordova Street to its north end, and Cambie Street from the lane north of Cordova Street to its north end, on Sunday, April 4, 1976 from 12:00 noon to 6:00 p.m., such approval should be subject to the following conditions.

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. Any food concessions be approved by the City Health Department.
3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
4. The cost of temporary traffic controls be borne by the applicant.

In connection with items (3) and (4) the applicant requests a grant to cover the cost of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be \$400.

In connection with finances related to work done by City crews for the Gastown Merchants' Association, we are advised by the Director of Finance that the Association has an outstanding debt to the City of \$3,223.10 from 1974.

Should Council decide in favour of the applicant's request to defray costs, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1976 budget."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 403/550



Manager's Report, March 19, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

INFORMATION

1. Domestic Animal Protection Act

The Director of Legal Services reports as follows:

"Upon the earlier instructions of City Council and as provided in the new Domestic Animal Protection Act, I made a request to the Minister of Agriculture to make an Order declaring Section 8 of that Act to apply within the City of Vancouver. Section 8 reads as follows:

' 8. (1) A Judge of the Provincial Court of British Columbia may, upon application and upon being satisfied that a dog has killed or injured, or is likely to kill or injure, a person or a domestic animal, order that the dog be killed in a manner prescribed in the order.

(2) A peace officer may, with the consent of the commissioner and upon being satisfied that the situation is urgent and an application cannot reasonably be made to a Judge under subsection (1), make an order under subsection (1).

(3) A consent under subsection (2) shall be in writing, but the commissioner may, if he is of the opinion that the situation is urgent, give his consent verbally or by means of an electronic communications device.

The Order made by the Minister of Agriculture reads as follows:

'Pursuant to provisions of Section 2 of the Domestic Animal Protection Act, being Chapter 114 of the Statutes of British Columbia, the Minister of Agriculture orders that Section 8 of the said Act shall apply within the Corporate Limits of the City of Vancouver. '"

THE CITY MANAGER submits the above report of the Director of Legal Services for the information of Council.

CONSIDERATION

2. United Housing Foundation - Central, Oliver and Ferry Rooms

The following report has been received from the Director of Finance.

"Council will recall the joint Provincial, City, United Housing Foundation establishment of the Central and Oliver low income housing complex in the downtown eastside, including the eating, bathing, and recreation facilities included in the complex, for the residents of the downtown eastside. The costs of the multi-use centre are jointly shared by the Province and the City in an agreed cost sharing ratio.

The property is taxable on the assessment roll and does not appear to be eligible for exemption under the terms of the Charter. The United Housing Foundation has applied for a grant equal to taxes for 1975 (approximately \$12,900), and will presumably apply for a similar grant in 1976.

If Council resolves that these properties should be subject to and have to pay normal property taxes, then it will be up to the United Housing Foundation to negotiate with the Province and the City an increase in operating grant. If the

Manager's Report, March 19, 1976 . . . . . (FINANCE - 2)

Clause #2 continued:

present operating cost sharing applied, then the Province would pay a larger share than the City. However, the Province has agreed only to certain limitations in the operating costs for the complex and might well be unwilling to increase its share, with the consequence that the City might very well have to absorb the taxes, or somehow require the United Housing Foundation to do so.

The above is submitted to Council for CONSIDERATION and direction."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

RECOMMENDATION

3. Municipal By-law Prosecutor

The Director of Legal Services reports as follows:

"On February 10, 1976, Council approved a recommendation of the Standing Committee on Housing and Environment 'that Council support in principle the proposal of the Director of Legal Services contained in his report dated January 22, 1976, that a Prosecutor be attached to the Law Department for the purpose of preparing and prosecuting by-law cases and advising City staff in the preparation of cases involving offences under City by-laws.'

Council also struck a Committee composed of Aldermen Boyce, Rankin and Harcourt to discuss the whole question of special by-law courts with the Attorney-General. The Greater Vancouver Regional District was also interested in the topic of by-law courts.

As a result of these meetings the Attorney-General has now indicated that he is prepared to qualify a member of the Law Department to act as Crown Counsel in by-law prosecutions, and I quote from his letter:

'On the request of a municipality, the provincial crown counsel's office will be pleased to appoint a municipal solicitor as ad hoc crown counsel for the prosecution of municipal bylaw offences. In Vancouver, the city can nominate someone from the staff of its law department to act as a prosecutor through the office of the regional crown counsel. In this way, the municipal solicitor will have the carriage of the individual cases under the general direction of regional crown counsel. The cost of the municipal solicitor's salary or fees would have to be borne by the municipality. As fines on municipal bylaw convictions are paid to the municipalities, this does not seem unfair.'

Such an arrangement would, in my view, contribute measurably towards more effective by-law prosecution.

I have also discussed the contents of the Attorney-General's letter with Mr. Norris of the Crown Counsel's Office, and I am quite satisfied that a satisfactory working arrangement can be concluded.

As Council's earlier approval of my suggestion was only 'in principle', it is now necessary to come to a final conclusion. On the basis of the earlier approval I would recommend the following:

Cont'd . . .

Clause #3 continued:

1. That there be an additional lawyer in the Law Department to carry out the duties of the prosecution of by-laws, and that this position be advertised within the salary range of Solicitor I and Solicitor II and that the Director of Personnel Services prepare a class specification in conjunction with the Director of Legal Services.
2. That the Administrative Analyst examine the secretarial staff in the Law Department to determine whether additional secretarial staff will be required and that the City Manager be authorized to approve the same if so recommended.

The City Architect advises that if the foregoing is approved, the necessary office space can be provided by reducing the size of the adjacent Committee Room No. 4 to approximately the size of Committee Room No. 2 in the main building. The cost will be approximately \$4,700.00 (\$3,600.00 for alterations and \$1,100.00 for furniture) to provide the necessary accommodation. In addition, I would suggest the inclusion of a further \$475.00 which the Electrical Division advises will be needed to provide for the electrical services should the Budget Committee approve a proposal for a new Xerox machine on the 4th floor to be located in the Law Department.

Accordingly I further recommend that additional funds for salaries, furniture, equipment and renovations required be provided by an adjustment of the 1976 appropriations during budget review."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 484-5.

PERSONNEL MATTERS

RECOMMENDATION

1. Annual Meeting of the Registered Nurses' Association of B.C.

The following report has been received from the Medical Health Officer:

"Miss Bonnie Code, B.S.N., South Unit is requesting leave of absence with pay to attend the Annual Meeting of the Registered Nurses' Association of B.C. being held in Vancouver on May 12,13 and 14, 1976. Miss Code has been named an official voting delegate for the Vancouver District and as such must attend all sessions. The Greater Vancouver District Association will pay any expenses. The only cost to the City will be the leave of absence with pay, and funds are available in the Health Department's Budget to meet this expenditure.

There is a full complement of nursing staff at South Unit and arrangements will be made for Miss Code's duties to be shared amongst existing nursing staff.

Miss Code has been a member of the RNABC's Planning and Education Committee, and participates in the meeting when the programs and objectives for the coming year are decided. Educational sessions of relevance to community health nursing are scheduled throughout the three days. She understands she would be expected to impart information obtained to her co-workers in this Department.

It is recommended that, in accordance with Regulation 45-2, Miss Bonnie Code, Public Health Nurse I, be granted three days leave of absence with pay in order to attend the Annual Meeting of the Registered Nurses' Association of B.C. in Vancouver May 12, 13, 14, 1976."

THE CITY MANAGER RECOMMENDS THAT the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 485

PROPERTY MATTERSRECOMMENDATION

1. Option to Purchase Portions of Lots 26 to 29, Block 38, D.L. 541, Plan 210, E/S Cambie Street North of Dunsmuir

The Supervisor of Property and Insurance reports as follows:

"The City holds a registered option agreement to repurchase the west 10' of Lots 26, 27, 28 and 29, Block 38, D.L. 541, Plan 210. This option on the west 10' of the aforesaid lots is for street widening purposes and expires July 19th, 1976.

The owners of the lots were served notice by the City that the option would be exercised, however, they requested an extension for a further 21 year period, under the same terms and conditions. The City Engineer has advised he concurs with the extension request. Therefore it is

RECOMMENDED That the option in favour of the City to repurchase the west 10' of Lots 26 to 29, Block 38, D.L. 541, Plan 210 be extended for a further 21 year period to July 19, 1997, under the same terms and conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. The Vancouver Chinatown Housing Society - Extension of Sale Date

The Supervisor of Property and Insurance reports as follows:

"On July 29th, 1975, Council approved the sale of the westerly portion of Blocks 97 and 98, D.L. 181 to the Vancouver Chinatown Housing Society, subject to conditions previously approved in principal and subject to the resubdivision of the property to create the site. The date of sale was to be the date of issuance of the development permit or 120 days from the date of Council approval, being November 26th, 1975.

The resubdivision of the site was considerably delayed as it was necessary for the City to acquire title to a portion of roadway by formally expropriating and obtaining a vesting order. Hence, the subdivision plan was not registered until mid-November, 1975.

Since the Society did not have a legal description for the site they believed that they could not apply for a development permit or for their financing. Consequently, they requested an extension of the sale date to March 31st, 1976 and Council approved this request on December 16th, 1975.

By letter dated March 8th, 1976 the Society have requested a further extension of the sale date from March 31, 1976 to June 30th, 1976. They indicated that they have applied for a development permit and for financing with Central Mortgage and Housing Corporation. They feel the extension will allow them time to complete financial arrangements.

This sale was approved for \$225,000.00 on terms; with 10% down, the balance payable in three equal installments of six, twelve, eighteen months, interest to be charged at the rate of 10% which was the rate in effect when the sale was originally approved in July, 1975.

The Society have paid the 10% downpayment and are required to pay taxes for the period March 31-December 31, 1976 by March 31, 1976. Also interest will accrue on the outstanding balance from March 31st, 1976. If the sale date is extended for a further 3 months to June 30th, 1976, it will result in a savings to the Society of 3 months interest plus reduced taxes, and the installment payments will be delayed by 3 months.

RECOMMENDATION: That the date of sale of Block 124, D.L. 181 and 2037, Plan 16060 (situated S/S Union St. between Campbell and Raymur Avenues) to the Vancouver Chinatown Housing Society be extended from March 31st, 1976 to June 30th, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

- 3. Consent to Assign Portion of Lots  
4 to 6, Block 122, D.L. 541, Known  
as 1420 Howe Street

The Supervisor of Property and Insurance reports as follows:

"Lots 4 to 6, Block 122, D.L. 541 and improvements known as 1420 Howe Street were purchased in 1952 for Granville Street Bridge approaches and the building leased to separate parties under consecutive five year leases since that time. The front portion is leased through assignment to Mr. A. Milaire operating under the name of Andre's Auto Repair for a five year term, July 1st, 1974 to July 30th, 1979.

An application has now received for consent to assign the current lease from Mr. A. Milaire to Walter Zell, the assignment to be effective as of March 1st, 1976.

RECOMMENDED That the foregoing request to assign the head lease be approved subject to the documents of assignment being satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 485

B

MANAGER'S REPORT

March 19, 1976

TO: Vancouver City Council  
SUBJECT: 1976 C.F.M.M. Conference  
CLASSIFICATION: Recommendation

The City Clerk reports as follows:

"The 1976 Conference of the Canadian Federation of Mayors and Municipalities will be held in the Vancouver Hotel from June 15th to 18th, 1976. Four workshops will be structured around the following policy areas:

- (a) Housing and Land Use
- (b) Transportation
- (c) Recreation and Leisure
- (d) Problems of Small and Rural Municipalities.

A statement of issues for each of the panels is attached for information.

Any resolutions which Council may wish considered on these items should be forwarded to the C.F.M.M. National Office by April 2, 1976. Resolutions may also be submitted on matters which fall outside the four policy areas, and the same deadline for submission applies.

Department Heads were asked to submit proposed resolutions for this Conference, however, no resolutions have been received by this Office.

Vancouver City has been allotted seven (7) voting delegates for the Conference. The registration fees are \$70.00 for delegates and \$35.00 for spouses.

It is RECOMMENDED that the Mayor be authorized to appoint Council delegates to the Conference and that the City Manager be authorized to attend the C.F.M.M. Conference."

The City Manager RECOMMENDS that the foregoing report of the City Clerk be approved.

FOR COUNCIL ACTION SEE PAGE(S) 485

# DISTRIBUTED MONDAY

518

## MANAGER'S REPORT

March 19, 1976

TO: Vancouver City Council

SUBJECT: Langara Lands Development Proposal

CLASSIFICATION: RECOMMENDATION

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The Supervisor of Property & Insurance reports as follows:-

"On April 15, 1975, City Council approved the rezoning of the south-side of 49th Avenue between Cambie Street and Ontario Street, from RS-1, One Family Dwelling District, to CD-1, Comprehensive Development District.

The uses and densities, etc., permitted by this zoning change were incorporated in two proposal calls, both of which were unsuccessful in producing satisfactory development proposals.

Subsequent to the City's second proposal call, Daon Development Corporation has made a direct offer respecting the subject properties, as well as Enclave I in Champlain Heights. A proposal has been submitted by Daon, dated March 15, 1976, (copy attached), together with the required deposit.

Analysis of the proposal by the Property & Insurance Office and the Planning Department has indicated that the concept is consistent with the City's guidelines and also the financial considerations meet the City's requirements as to the Langara lands.

The Daon proposal contemplates the development of Lot 3, (7.5 acres), prior to the development of Lot 1 (5.5 acres) and it is proposed that the first stage would be a mixture of large luxury townhouses, medium sized townhouses and some form of Maisonette apartment construction. All of the foregoing would be carried out at the prescribed densities, as would the development of Lot 1 which would proceed after marketing had commenced on Lot 3.

Should the foregoing general proposal be accepted by Council, DAON, within 90 days of acceptance would submit a detailed proposal, including plans and elevations, etc., which would correspond to all the City's requirements.

RECOMMENDED that the foregoing proposal of DAON Development Corporation, dated March 15, 1976, to purchase Lots 1 and 3, Block 1165, D.L. 526, be accepted subject to conditions of sale set out in the proposal calls and satisfactory detailed scheme of development being submitted within 90 days of Council's acceptance."

A further report to Council will be made respecting the DAON Development Corporation proposals for Enclave 1, Champlain Heights.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 486



**DISTRIBUTED MONDAY**

MANAGER'S REPORT

March 19, 1976

TO: Vancouver City Council

SUBJECT: Bonusing on Development Proposal - Adams Properties Ltd.  
745 Thurlow Street.

CLASSIFICATION:

CLASSIFICATION: CONSIDERATION

The Director of Planning, in his capacity as Chairman of the Development Permit Board, and the Director of Social Planning, as the author of the bonusing proposal, report as follows:

"Werner Forster, Architects, have applied on behalf of Adams Properties Ltd. for permission to construct a 12,816 square foot addition, consisting of a 2 storey athletic facility elevated 1 storey above the roof parking level, to the existing building at 745 Thurlow Street. The athletic facility would contain 8 racquetball courts, gym, lockers, lounge and offices. The existing building contains a commercial parking garage, restaurants, retail stores, car rental agency, offices and a cabaret. The City Stage Theatre Company is currently negotiating for rental of 3,250 square feet of space on the ground and basement floor levels. Corporation has made.

The site of the existing building has been rezoned since approval of the original development permit. Rezoning has left the building (at an FSR of 5.84) in excess of the permitted FSR of 5.0. However, there are two provisions of the new Downtown Zoning By-law No.4912 that could make the proposed addition permissible. (The sections describing these provisions are attached as Appendices 1A and 1B).

Section 6 I of the Zoning By-law No.4912 allows the exclusion from floor space calculations of "recreational and social amenities and facilities" provided that the area of such excluded space "does not exceed 20% of the allowable floor area or 10,000 square feet, whichever is the lesser". Adams Properties Ltd.'s submission (Appendix II) provides satisfactory evidence that the proposed addition to 745 Thurlow is the sort of recreational facility that qualifies under Section 6 I. However, only 10,000 square feet of the proposed total of 12,816 square feet qualifies for exclusion under this section.

Under Section 6 II, the Development Permit Board may authorize an increase in permitted floor area for any building which includes a "public, social or recreational facility, for which there is a demonstrated need", subject to prior approval by City Council. The facility at 745 Thurlow Street for which there is a clearly demonstrated need in Vancouver is the 3,250 square feet of space suitable for theatrical use and for which City Stage Theatre is currently negotiating a lease. The Development Permit Board proposes to allow the excess of 2,816 sq.ft. through a bonusing arrangement. As a condition of bonusing, the Board proposes to require agreements, including a restrictive covenant attached to the title of the property at 745 Thurlow, giving the City the ability to ensure long-term use for performing arts uses and giving the City some control over rental rates.

A copy of the "Performance Space Survey" done for the Community Arts Council and an article from the Vancouver Sun dated December 31, 1975, demonstrating the critical need for theatrical space in the City are on file in the City Clerk's office.

City Stage Theatre had already begun negotiations with Adams Properties Ltd. for space at 745 Thurlow when Adams Properties began discussions with the City regarding the proposed addition of an athletic facility. Two letters from Adams Properties Ltd. are attached as Appendices IIIA and IIIB. These letters outline some concessions that Adams Properties feel they already have made to City Stage through lease negotiations. One includes improvements costing \$25,000 in excess of leasehold improvements that a tenant would normally require. Another is below market rental to City Stage.

The advantages to the City and City Stage Theatre Company of agreements, including a restricted covenant against the title of this property, which provide concessions over and above what City Stage has negotiated in their lease, are as follows:

1. The term of the lease is for a period of only 5 years, whereas many private and public funding agencies on which City Stage depends for grants for capital improvements prefer, and some require, longer term commitments to use of buildings. Thus a restrictive covenant could qualify City Stage for tens of thousands of dollars in grants from various funding bodies.
2. A covenant would give the City the power to ensure continued use of the space for theatrical or performing arts use beyond the 5 year lease period. This power could be used to protect City Stage from commercial competitors for the space. It is more likely to prove useful in the event that City Stage wishes to vacate the premises for any reason. In such an event the City could guarantee that this space was used for another performing arts group.
3. Agreements giving the City the ability to control rental may not prove of immediate value, as the lease being negotiated already provides for reduced rental. These agreements are likely to prove of value, however, in any re-negotiations or negotiations of new leases in the future.

Section 6 II of the by-law suggests that in approving bonusing the Development Permit Board shall weigh the benefits of a bonusing arrangement to the City against the benefits to the developers. John Adams of Adams Properties Ltd. describes the benefit to his corporation as follows: Adams Properties would not be building the athletic facility itself but would be leasing the development rights, initially for \$11,440 per year. Calculated as a proportional share of the rental, the value of the excess square footage would be \$2,902 per year to Adams Properties. There may be other financial benefits to Adams Properties as well, but these are not known to City staff.

The benefit to the City in purely monetary terms is difficult to estimate. It is likely that the covenant will attract substantial grants for capital improvements that would not otherwise be available to City Stage. The monetary value of the ability to control use and rental of this space for the future, (space that the City might be involved in finding elsewhere were this space not available) may be considerable, as well.

At its meeting of March 15, 1976, the Development Permit Board approved Adams Properties' application for permission to construct the athletic facility subject to several conditions, including:

THAT the Chairman and the Director of Social Planning report to City Council noting that the Development Permit Board has agreed in principle to the use of the bonus provisions for social and recreational facilities for this development as provided for under Section 6(II) of the Downtown Official Development Plan and concurrently seek Council's approval.

Therefore, the Director of Planning, as Chairman of the Development Permit Board and the Director of Social Planning RECOMMEND:

1. THAT Council approve a bonus of 2,816 square feet of floor area as provided for under Section 6 II of Downtown Zoning By-law No.4912 in exchange for agreements between Adams Properties Ltd. and the City which have the effect of guaranteeing the use of the 3,250 square feet of the premises on Thurlow Street for performing arts uses by non-profit organizations and of limiting rental to be charged to tenants of the space.
2. That agreements, including a Restrictive Covenant pursuant to Section 24A of the Land Registry Act, be prepared to the satisfaction of the Director of Legal Services, Director of Social Planning and Director of Finance for execution on behalf of the City and Adams Properties Ltd.

The City Manager submits the foregoing report for the CONSIDERATION of Council.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON  
HOUSING AND ENVIRONMENT

March 11, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, March 11, 1976, at 12:00 noon in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Boyce (after 1:30 p.m.)  
Alderman Cowie  
Alderman Rankin (after 1:30 p.m.)

CLERK: J. Thomas

The Minutes of the meeting of February 26, 1976, were adopted.

ENVIRONMENT MATTERSRECOMMENDATIONS:1. Wallace Neon Signs

On January 27, 1976, City Council, after hearing delegations from property owners and sign companies concerning removal of billboards and roof signs adjacent to freeways, bridge approaches and waterfront, referred the submission of Wallace Neon to the Director of Planning and Director of Legal Services for further consideration and report to the Standing Committee on Housing and Environment.

The Committee had for consideration a Manager's Report dated March 4, 1976, (circulated) in which the Directors of Planning and Legal Services reviewed the Wallace Neon submission claiming exemption for three company signs; i.e. Five Roses Flour, The Bank of B.C., and Delta Hotel, on the grounds that they had been given permits to make modifications after the date of the passing of the by-law creating areas of special sign control in 1970.

The Five Roses Flour sign at 1300 Richards Street, which was altered in 1963, received a permit on August 14, 1974, authorizing a change of message on the basis that there was no structural modification to the original sign and therefore, the non-conforming status was not altered.

On March 16, 1970, a permit for an additional sign face was issued in respect of an existing sign tower at 964 S.W. Marine Drive which had been erected under a special permit issued August 14, 1959. Since that time both sign faces had been changed from those recorded in the two permits and there was no record of any permit being issued for such changes. Therefore, the Delta Hotel and Bank of B.C. signs should be considered as having been non-conforming for over five years.

Mr. Wallace and Mr. Lee spoke on behalf of Wallace Neon and requested, in the event their submission failed, a reasonable period of time to be granted to remove the signs as their work crews could not take down all signs designated for removal under the by-law by the deadline of May 1, 1976.

After discussion, it was

RECOMMENDED,

- A. THAT City Council instruct Wallace Neon Ltd. to remove the Five Roses Flour sign at 1300 Richards Street and the Bank of B.C. and Delta Hotel signs at 964 S.W. Marine Drive in compliance with the Vancouver Charter.
- B. THAT the Manager's Report dated March 4, 1976, be received.

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2. Seaboard Advertising Company Signs

On January 27, 1976, City Council resolved that Seaboard Advertising Company's submission that certain of their signs do not fall within the areas of special sign control, be referred to the Director of Planning and Director of Legal Services for further consideration and report to the Standing Committee on Housing and Environment.

In a Manager's Report dated March 4, 1976, (circulated) the Director of Planning and Director of Legal Services reviewed the expansion of "G" zone boundaries; outlined reasons for permit delays and reported on specific billboards as follows:

"(a) Two billboards located at 2117 Granville Street, south side of Granville Bridge

These two billboards are attached to the north wall of 2117 Granville Street. The billboards are visible to south bound traffic on the Granville Bridge and, in particular, to those using the ramp connecting to 4th Avenue east bound traffic. As one of the intentions of creating the "G" zones was to control the number and size of signs around bridge ramps so they will not compete for attention with traffic signs, this location is, therefore, not considered appropriate for billboards.

(b) Four billboards at 4th Avenue and Hemlock Street, south side of Granville Street Bridge

These billboards are located under the Hemlock ramp of the Granville Street Bridge. They are orientated towards the 4th Avenue traffic and are not visible to the bridge traffic. These billboards could remain.

(c) Three billboards at 6th Avenue and Birch Street, south side of Granville Street Bridge

Although these north facing billboards are located only half a block from the Hemlock ramp, they are not visible to traffic using the ramp since only north bound traffic uses the ramp. They are too far from south bound traffic using the bridge to attract any special attention. These billboards could remain.

(d) Four billboards at the north-east corner of Abbott and Pender, north of the Georgia Viaduct

These billboards are located in a parking lot facing east bound traffic on Pender Street and because of their low lying location are not visible from the Viaduct. These billboards could remain.

(e) Four billboards at the north-west corner of Robson and Beatty, north side of Cambie Bridge

These billboards are located on a parking lot and face obliquely onto the north end of the Cambie Bridge. Two of the billboards are visible at midspan of the bridge and the other two are visible to north bound traffic approaching the end of the bridge. For the same reason, as mentioned in (a), the location is considered not suitable for billboards.

(f) Four billboards (2 back to back) at the north-west corner of 6th Avenue and Heather

These signs are located on City owned land in the False Creek Comprehensive Development District that is presently used for parking. The area is in Phase III of the Development which is not expected to commence for at least a few years. Therefore, the billboards could remain until such time that the area will be required for development.

(g) Four billboards at 1486 S.W. Marine Drive

These billboards are located at the back of the Fraser Arms Hotel parking lot at the point where Granville Street connects with S.W.

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Marine Drive. Although they are some distance away from the street, to a motorist approaching S.W. Marine Drive from Granville Street visually these billboards are directly beneath two overhead Arthur Laing (Hudson Street) Bridge directional information signs. Therefore, such location is not appropriate for billboards.

(h) Four billboards at 1400-1450 S.W. Marine Drive

Two billboards are located on each of the two side boundaries of a parking lot. The two billboards on the east side of this site are visible to traffic moving onto the Hudson Street Bridge in an easterly direction, and are located on the right side of, and in the same plane as the two overhead direction signs on the bridge and therefore are not desirable. The billboards on the west side, however, could remain as they do not conflict with the direction signs.

(i) Four billboards at 992 S.W. Marine Drive

These signs are located beneath the Oak Street Bridge and cannot be seen by traffic on the bridge. Although the signs are visible to north bound traffic leaving the Hudson Street Bridge, they are at the end of the ramp and will not compete for attention with any traffic signs. These billboards could remain.

It is considered that the billboards in locations (b), (c), (d), (i), and the two on the west side of (h) do not interfere with views from the bridges nor compete with bridge traffic signs. These billboards could therefore remain for a limited period. Billboards in locations (a), (e), (f), (g) and the two on the east side of (h) should be removed as they are inappropriately located.

The sign company representatives have indicated that if the billboards are permitted to stay until October 8, 1979 (i.e., five years after Sign Bylaw No. 4810 came into effect), it will allow them time either to modify the billboards to fit the regulations of the Bylaw (if Council amends the Bylaw to allow some billboards in areas of Special Sign Control) or find alternative locations elsewhere, thereby alleviating the heavy financial loss incurred in their voluntary billboard takedown program.

Any billboard from those listed above which Council may authorize to remain in place will be non-conforming with respect to Section G (A) (2) of the Sign Bylaw. Modifications or improvements are not therefore allowed. "

Alderman Cowie expressed concern about a large Coca-Cola sign painted on a wall at the north-east corner of Abbott and Pender Streets located above signs designated for removal. He felt this type of sign could negate the Committee's efforts. Mr. L. Cheng, Planning Department, advised wall painted signs were not permitted without Planning Department approval.

It was,

RECOMMENDED,

- A. THAT the Director of Planning and Director of Legal Services review the matter of painted signs on buildings and report back to the Standing Committee on Housing and Environment.
- B. THAT the following billboards be excluded from the list of signs which Council, on September 16, 1975 instructed be removed by May 1, 1976 and be permitted to remain until October 8, 1979:
  - 1. 4 billboards at 4th Avenue and Hemlock Street
  - 2. 3 billboards at 6th Avenue and Birch Street
  - 3. 4 billboards at north-east corner of Abbott and Pender Streets

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4. 2 billboards at 1400-1450 S.W. Marine Drive
  5. 4 billboards at 992 S.W. Marine Drive
- C. THAT the four billboards at 6th Avenue and Heather Street be excluded from the list of signs ordered removed by Council on September 16, 1975 but shall be removed when Phase III of False Creek Development starts or before October 8, 1979 whichever is earlier.
- D. THAT the following billboards remain on the list of signs ordered removed by Council instruction of September 16, 1975, but in order to permit some of the billboards being used for the coming U.N. Habitat Conference, the date for their removal be changed from May 1, 1976 to July 31, 1976:
1. 2 billboards at 2117 Granville Street
  2. 4 billboards at the north-west corner of Robson and Beatty Streets
  3. 4 billboards at 1486 S.W. Marine Drive
  4. 2 billboards at 1400-1450 S.W. Marine Drive
- E. THAT the Manager's Report dated March 4, 1976, be received.

### HOUSING MATTERS

#### 3. Chairman's Report

The Committee reviewed the Chairman's progress report dated March 11, 1976, (circulated) in which reference was made to six major areas of concern to be pursued by the Committee in 1976:

1. creating a housing policy
2. accelerating both public and private housing production
3. Downtown Eastside housing problems
4. the whole question of inner-city housing, particularly the provision and possible co-ordination of low and modest income housing units
5. by-law enforcement, particularly the Fire, Lodging House, and Standards of Maintenance By-laws, and the whole question of a by-law prosecutor and referee system
6. the continuous monitoring of environmental problems; in particular, noise, by-law issues, and re-examining recycling approaches

The Chairman recalled that on December 12, 1975, Council deferred, until after the Provincial Election, the Committee's request for staff consideration of a range of items related to housing options, demolition controls, and quality in the context of overall housing policy. While no further action was taken the need for responses on these items remained pressing. The Planning Department in its 1976 work program was formulating a housing policy with the task of drawing together the recommendations being undertaken by the Informal Interdepartmental Housing Task Force. The process had evolved over the past year as a result of the current awareness that housing issues formed an integral part of the work program of several departments including Planning, Finance, Social Planning, School Board, Park Board and Housing.

The informal co-ordination process currently in operation had several advantages, however in the absence of a formalized management system whereby tasks were identified and responsibilities assigned, difficulties could be anticipated by staff in balancing conflicting work priorities of routine departmental tasks with interdepartmental task force activities.

Clause 3 Cont'd

The Chairman advised he had considered the possibility of recommending an alternate management system; for example, the process of preparing a housing policy could be centralized by shifting staff into the Department of Housing, or hiring a special team to prepare the policy, or assigning one department to undertake the task. Further, while these centralized options would assist in defining responsibilities, he was concerned that the disadvantages would outweigh the advantages. Therefore, he would be asking the Committee to approve the retention of the informal interdepartmental housing task force as the management process for providing the Housing Policy Report and that departments involved in various housing studies be encouraged to co-ordinate activities. In addition, C.M.H.C. should be requested to approve funding to assist with data collection and analysis required in the development of a housing policy.

The Chairman advised he would shortly be putting forward a recommendation that staff review and report on the question of providing low and modest income housing in various areas of the City, principally Kitsilano, Mount Pleasant, Grandview-Woodlands, Downtown Eastside, and West End.

After discussion, it was

RECOMMENDED,

- A. THAT the Planning Department be charged with the responsibility of providing Council with a report on "1976 Housing Goals and Policy", as noted on their 1976 Work Program.
- B. THAT the Informal Interdepartmental Housing Task Force, under the co-ordination of the Housing Planner, be retained as the management process for providing the Housing Policy report and that departments involved in various housing studies be encouraged to co-ordinate activities with those of other members of the Task Force.
- C. THAT the Housing Planner be responsible for providing periodic reports to the Housing Committee on the progress of the Housing Policy Task Force.
- D. THAT the Chairman make a request to C.M.H.C. to provide the City with Part V funds under the National Housing Act to assist with data collection and analysis required in the development of a housing policy.
- E. THAT Council and City staff be requested to consider and report back to the Committee on the question of an appropriate housing income mix.
- F. THAT the Chairman's Report dated March 11, 1976, be received.

4. City Property North Side of the 1400 Block East 14th Avenue

The Committee had for consideration a City Manager's Report dated February 19, 1976, (circulated) in which the Director of Planning recommended the sale to Coast Foundation Society of Vancouver of three City-owned lots in the 1400 Block East 14th Avenue for the construction of a two-storey apartment building of seventeen suites for ex-psychiatric patients.

The Director of Planning advised the lots were zoned RT-2 and therefore a two-storey apartment building could be built as a conditional use. The site was located along the old China Creek drainage course, since replaced by a large G.V.R.D. storm sewer.

The Director of Planning reported:

"Much of the other land that was once city-owned along this drainage course has been developed under the conditional use provisions of the RT-2 zoning schedule (Appendix II). Physically, these developments fit in very well with the community and it is felt that the proposal of the Coast Foundation could do likewise. However, previous developments include 4 non-profit seniors buildings and one church. For obvious reasons a development housing ex-psychiatric patients may not experience equal community acceptance. As well, parking is perceived to be a problem by the residents of the general area and this, too, could lead to conflict with the community.

The alternative use for this parcel is sale for construction of duplexes. However, taking into account the fact that there are a number of successful RT-2 conditional developments in the community, it is felt this proposal could be appropriate to the area. Questions of appropriateness, parking requirements and so on would be dealt with through the Development Permit process. If, following official notification, the community is strongly against this proposal, then a further report would be forwarded to Council in order that a final decision could be made. Members of the Coast Foundation Society have initiated a door-to-door survey in the vicinity of the site to gauge reaction to their proposal and state they have met with a generally neutral response.

Officials at C.M.H.C. indicate the Coast Foundation Society has a high priority for funding assistance. The G.V.S.D.D. has approved construction over its storm sewer subject to achievable conditions. "

Mr. Peter Tomlinson, Consultant, addressed the Committee and outlined the Coast Foundation Society proposal.

Following discussion, it was

RECOMMENDED,

THAT the City sell Lots 5-7, Block 171, D.L. 264A to Coast Foundation Society subject to:

- a. Price agreed upon by the City
- b. Obtaining a Development Permit
- c. Consolidation of property
- d. Entering into necessary agreements with respect to easements, bulkheads, etc.
- e. Entering into agreement providing an option to the City to repurchase at originally agreed price, if development does not commence within two (2) years of the date of sale; the date of sale being the date Council approves the purchase price

5. Strata Title Policy - City of Vancouver

On December 16, 1976, when dealing with a strata title



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application for conversion of 1575 Beach Avenue, City Council resolved that in the future tenants living in buildings affected by conversion applications be interviewed by City staff to ascertain their views prior to recommendations being forwarded to City Council and that the matter of a strata title policy be referred to the City Manager for review and report to the Committee.

The Committee considered Manager's Report, dated February 19, 1976, (circulated) in which the Director of Legal Services reviewed the City's responsibility with respect to Strata Title applications under the Provincial Strata Titles Act, and summarized the City regulations adopted by Council on June 26, 1973.

The Director of Legal Services reported as follows:

"City Council, at its meeting on June 17, 1975, approved the following recommendation from the Standing Committee on Housing and Environment:

"That the moratorium on strata title conversions be extended for a further year beyond the expiry date of June 26, 1975 to June 26, 1976 with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered."

City Council on December 16, 1975, when considering an application for conversion, approved the following recommendation:

"That in the future tenants living in buildings affected by conversion applications be interviewed by City staff to ascertain their views prior to recommendations being forwarded to City Council."

The resolution of June 17, 1975, uses the word "request" which it is felt may not properly reflect the true desire of Council which, it is believed, was to ensure that the applicant was not seeking a conversion over his tenants' objections. Furthermore some tenants may have no feelings one way or another. It may be better to ascertain which tenants object to the applicant's request rather than to ascertain whether it is the tenants who request the conversion. Administratively, a figure in excess of 10% objectors might be ascertained after visiting only three tenants rather than having to visit all the tenants to find out if they want the conversion. In some cases it might not be possible to contact all the tenants, e.g. holidays, sickness, etc. "

Following a submission by Mr. W. A. Street, generally agreeing with the report of the Director of Legal Services, the Committee,

RECOMMENDED,

THAT the following be added to the regulations applicable to Strata Title conversions as Regulation No. 7 of Section II:

"That where more than 10% of the tenants object to a conversion, it not be permitted."

INFORMATION:

6. Cobalt Hotel, 915-917 Main Street

At the February 26, 1976, meeting of the Committee, after hearing representations from the operator of the Cobalt Hotel, the Committee requested the Chief Fire Warden report to the next meeting on the progress of the sprinkler system installation at the hotel.

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Chief Birnie advised that installation was almost completed and he was satisfied that within a few days the hotel would be in full compliance with the Fire By-law.

It was,

RESOLVED,

THAT the report of the Chief Fire Warden be received.

RECOMMENDATIONS:

7. 1934 Barclay Street

The Committee at its meeting on February 5, 1976, recommended that the owner of 1934 Barclay be requested to appear to show cause why an order should not be issued requiring that the premises be renovated under the Standards of Maintenance By-law. The recommendation was approved by Council on February 24, 1976.

The Committee had for consideration, a Manager's Report, dated March 5, 1976, in which the Director of Permits and Licenses reported as follows:

"The above is a derelict building presently elevated and standing on blocks. No Permit was ever issued granting permission to raise this building. When the previous owner who carried out this work eventually applied to the Director of Planning for permission to raise the building, it was refused. This refusal was subsequently confirmed by the Board of Variance. The basis for the refusal was that the building was wrongly placed on the site and, therefore, the raising could not be permitted. The effect of these rulings was to create a situation where the demolition of the building and its ultimate replacement with other housing accommodation was the only real recourse left to the then owner.

The owner responsible for the events described above went into bankruptcy and the property in question changed hands. The new owner is a Chinese group who are now proposing to erect an apartment building containing 8 dwelling units on this site. This group commissioned architects to design the proposed building and a Development Permit, No. 70454 was issued on September 15, 1975 to cover this proposed apartment building.

To date no application has been made for a Building Permit with the necessary working drawings and we are advised by the local agent that the owner is presently not in the country and further processing of working drawings etc. must await his return. The above Development Permit is valid until September, 1976, and this fact has been pointed out to the agents.

In summary, it can be stated that no Permits can be issued to restore the building to its previous use because of the illegality of its present status by the ruling of the Board of Variance. However, it is confidently anticipated that the proposed new development will occur in due course.

The owner's agent has also advised us that they wish to demolish the derelict building now and thus improve the neighbourhood appearance pending further development of the site.

In view of the above it is recommended that no action be taken at this time under the Standards of Maintenance By-law."

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Following discussion, it was

RECOMMENDED,

THAT the Director of Permits and Licenses be instructed to report back to the Committee on the owner's intentions regarding the demolition of 1934 Barclay Street.

The meeting recessed at approximately 1:10 p.m.

\* \* \* \*

The Committee reconvened at 1:30 p.m. with all members present.

8. Housing for Elderly Persons in Vancouver - Too Little, Too Much, Just Enough?

The Committee had before it for consideration a Manager's Report dated February 5, 1976, (circulated) in which the Director of Social Planning reviewed his department's report "Housing for Elderly Persons in Vancouver" on file in the City Clerk's Office.

The report showed the size of the City's present elderly population (65,000 persons aged 65 years and over); projected its future growth based on past trends; defined the need for housing accommodation for the elderly; and listed four types of accommodation to be looked at as a means of satisfying that need; i.e. public subsidized housing, private non-profit sponsored housing, personal care homes, and private hospitals.

In the twelve years from 1948, when the first senior citizen housing project was built, to 1959, a total of only 351 senior citizen housing units were built in Vancouver. In the next ten years 2,530 seniors' units were added and from 1970 to the present date 3,273 units were constructed, making an overall total of 6,154 units for the period 1948-1976. The report pointed out that while the national trend during the period 1961-1971 indicated the elderly comprised an increasing percentage of the total Canadian population, the trend in Vancouver and the Province had been the opposite with the percentage decreasing slightly. In 1961 the Province had the highest ratio of elderly in Canada, however, by 1971 it had dropped to fourth position. The City's population compared with 80 other Canadian cities with populations over 30,000 was becoming moderately younger, ranking second in 1961 and third in 1971.

Referring specifically to the housing needs of senior citizens, the Director of Social Planning advised there had been a growing trend in recent years for elderly persons to form their own households rather than live with their children or other family members. The report continued:

"While no specific guidelines exist to define the present and future optimal level of housing and care facilities required by senior citizens in Vancouver, present development trends, if continued, would supply an 18% housing and 9% care level for the predicted 86,361 1986 senior population and a 24% and 8% care level for the predicted 112,584 year 2001 elderly population.

While the present elderly accommodation supply of 12,530 beds appears to be adequate, further analysis indicates that 60% of the supply is in dwelling units. The remaining 40% (5,000 beds) are located in personal care homes, private

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hospitals, intermediate and extended care facilities. The existing senior citizen housing supply is thus able to house 11.6% of the present 65+ population. This level appears low considering Vancouver's high cost of living and housing and the fact that 58% of its 65+ population qualify for the Guaranteed Income Supplement in addition to the Old Age Pension.

At a recent meeting of representatives of GVRD municipalities various methods of allocating the senior citizens CMHC/B.C. Housing Department GVRD budget on a "fair share" basis were discussed. This is the first major attempt to establish a rational process to determine where senior citizens housing should be built within the GVRD. Based on various calculations on "unmet need" Vancouver's share of the regional allocation would range between 423 and 560 units per year.

The City should now begin to select senior citizen housing sites on a "fair share" basis similar to the proposed regional "fair share" plan. This will expedite approval and funding of projects. The high cost of housing has resulted in more restricted living space and the exclusion of good design features. As a result, now is the time for the City to develop its own design criteria for senior citizen housing."

During discussion Mr. Egan asked the Committee to consider what percentage of the elderly should receive subsidized housing. Should it be available for everyone who wants it? In addition, consideration should be given to the reasons why seniors were leaving their homes. Could it be that high City taxes were forcing them out?

Following discussion, it was

RECOMMENDED,

- A. THAT the City continue to monitor and facilitate the development of senior citizen housing projects and endeavour to ensure that 1,000 units be provided annually for the next ten years.
- B. THAT to implement this policy:
  - 1) At least 450 units identified on the January 16, 1976, Housing Status Report as currently being in the planning stages be expedited to achieve construction during 1976.
  - 2) The Director of Planning recommend to the Housing Committee sites and development criteria for projects to be funded in 1977.
- C. THAT the Director of Planning and the Director of Social Planning report and recommend to the Housing Committee on a method for establishing a "fair share" distribution program for senior citizen housing within the City of Vancouver.
- D. THAT the Director of Social Planning in co-operation with the Director of Planning draft guidelines for the improvement of Senior Citizen Housing design standards.
- E. THAT City staff in consultation with the Director of Finance investigate and report back to the Committee on the provision of some form of tax relief or subsidy for those senior citizens who may be experiencing economic difficulty maintaining their own homes.
- F. THAT the Manager's Report dated February 5, 1976, be received.

INFORMATION:

9. 331 Main Street

At its meeting of February 26, 1976, when considering the application of the Standards of Maintenance By-law to a number of vacant premises in the downtown core area the Committee requested a report from the Director of Legal Services concerning 331 Main Street.

In a Manager's Report, dated March 8, 1976, the Director of Legal Services reported as follows:

"In this case we have a portion of a building which is nothing more than empty space. It was at one time rooming accommodation, but everything was removed so that we have, in effect, total abandonment by the owner. After this event the building changed hands and was acquired in this state by the present owner. The question, therefore, is: Is this a 'dwelling' which fails to meet the standards of maintenance laid down by the By-law? A further question is: Is it the type of 'dwelling' which Council can order to be 'renovated and repaired' so as to be in conformity with the By-law?

It seems to me that in order to turn this vacant space into rooms and habitable accommodation a reconstruction process would be required. There is no heat or even plumbing fixtures as the premises presently stand and they are, therefore, it seems to me, uninhabitable and not even capable of being used as habitable accommodation within the ordinary meaning of that phrase.

In my opinion this part of this building (the balance of which is commercially used) would not likely be considered a 'dwelling' which would be subject to the application of the Standards of Maintenance By-law."

Mr. Wong, for the owner, advised if financing was forthcoming the property would be redeveloped 50% commercial and 50% residential.

It was,

RESOLVED,

THAT the Manager's Report, dated March 8, 1976, be received.

10. 876 Granville Street

On February 26, 1976, when considering certain vacant properties in the downtown core area and the application of the Standards of Maintenance By-law, the Committee requested a report on 876 Granville Street from the Director of Permits and Licenses.

Dr. Bryson addressed the Committee and reported on the present status of the premises, upper floors of which had been severely damaged by fire and were vacant.

It was

RESOLVED,

THAT the report of the Director of Permits and Licenses be received.

RECOMMENDATION:

11. Housing Registry and Relocation Service

The Committee had for consideration a Manager's Report, dated February 26, 1976, (circulated) in which the Director of Social Planning reported on grant requests for the coming fiscal year for five City/Province subsidized free housing rental agencies and recommended funding be approved for only three agencies in order to provide a more efficient centralized service structure.

The Director of Social Planning reported, in part, as follows:

"Council on June 17, 1975, approved the funding for the fiscal year April 1, 1975 to March 31, 1976 of several autonomous decentralized agencies for the provision of housing registry and relocation services. These funds, not to exceed \$31,987.32 together with the two thirds grant from the Provincial Government (\$63,974) under the Provincial-Municipal sharing agreement (R-100) were allocated in accordance with the Social Planning Report dated July 7, 1975.

An additional amount of \$10,000 was agreed to by the Housing and Environment Committee at the July 24, 1975 Committee Meeting allowing \$18,012 to be divided between HARK and the West End Registry.

Grant requests for the coming fiscal year 1976-77 compared to amounts granted for 1975-76 are as follows:

		APPROVED 1975-76	REQUESTED 1976-77	REQUEST INCREASE OVER 1975-76 FUNDING
YWCA	(12 mos.)	\$40,000	\$40,000	NIL
Red Door	(12 mos.)	42,950	94,470	\$51,520
B.C.Housing Foundation	(8 mos.)	5,000	5,000	NIL
HARK	(8 mos.)	9,006	28,788	19,782
West End Registry	(8 mos.)	9,006	17,394	8,388
		<u>\$105,962</u>	<u>\$185,652</u>	<u>\$79,690</u>

Two of the requests are the same as last year, B.C.Housing Foundation (\$5,000) and YWCA (\$40,000). These agencies are well established and have the ability to combine related services, thus reducing overhead and administrative costs.

Major budget increases for the other three agencies appear for staff and advertising. The need for additional staff, both full-time and part-time, is attributed to the loss of staff help from the Vancouver Incentive Program (VIP). The Red Door Rental Aid Society, West End Registry and HARK rely on the VIP for supplemental manpower which has been provided at no cost to them. This staff assistance is no longer available to the same extent.

Funding requested for advertising has also increased substantially. Difficulty in obtaining housing listings because of a lack of program exposure and the low rental vacancy rate in the City has limited the effectiveness of the free registry and relocation service. CMHC's October 1975 private rental apartment vacancy survey indicated an almost nil vacancy rate of 0.1% in Vancouver. Reported enquiries, both walk-in and telephone, outnumber listings available by a margin of from 5 to 1 for the YWCA to almost 10 to 1 for HARK over the period August 1975 to January 1976. "

After reviewing in detail data supplied by each of the five agencies, the report continued:

"While the intent of a housing registry and relocation service is to give assistance to persons and families seeking rental accommodation it is reasonable to assume that persons with low and moderate incomes will constitute the majority of users of such a service. The type of accommodation required by persons in these categories is usually low priced and in short supply. Competition for the few available units puts those persons who may be handicapped, without means of transportation or too poor to afford it, at a disadvantage. The City and Province through cost shared funding of appropriate registry and relocation agencies should attempt to provide an efficient registry and relocation service to aid these persons. The Red Door is the most appropriate for this purpose.

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- A more centralized service structure will allow for:
- 1. More advertisement for the soliciting of vacancy listings and public awareness of the FREE service;
  - 2. Less duplication of listings, clients and the effort involved to obtain them;
  - 3. Less competition among independent agencies and better co-operation and exchange of information, resulting in a more effective service.

It is anticipated that \$95,962 will be available for the fiscal year April 1, 1976 to March 31, 1977, for housing registry and relocation services. This is the amount made available for the fiscal year April 1, 1975 to March 31, 1976 by the City and the Province under the Department of Housing Act, Section 5(3). It is based on the formula of 15¢ per capita grant from the Province matched by a 7½¢ per capita grant from the City using the 1971 census figure of 426,530 persons. The City's share under the Provincial-Municipal sharing agreement (R-100) will be one third of the total or \$31,987.32.

Recommendations for funding are as follows: (City share recommended for 1976-77 is \$10,000 less than 1975-76 funds approved by City Council).

	<u>City Share</u>	<u>Provincial Share</u>	<u>TOTAL</u>
YWCA	\$13,333.33	\$26,666.67	\$40,000.00
Red Door	16,987.33	33,974.67	50,962.00
B. C. Housing	1,666.66	3,333.34	5,000.00
	<u>\$31,987.32</u>	<u>\$63,974.68</u>	<u>\$95,962.00 "</u>

The Director of Social Planning and Mr. R. Kalapinski, Social Planning Department, reviewed the report with the Committee.

Ms. G.M.R. Gordon, President of the Red Door Rental Aid Society, presented a brief (on file in the City Clerk's Office) urging approval of a budget request totalling \$104,204.

Mr. P. Grant also addressed the Committee on behalf of the West End Registry. Mrs. V. Langdon spoke for the Y.W.C.A. Rooms Registry.

Following discussion, it was

RECOMMENDED,

- A. THAT a grant of \$40,000 be approved for the continuation of the Y.W.C.A. Rooms Registry for the period April 1, 1976 to March 31, 1977 contingent upon the following conditions:
  - a) the service be expanded to include more uniform City-wide coverage utilizing the services of volunteers and VIP participants for this purpose;
  - b) the participation of the Province in a cost sharing program for relocation and registry services as detailed in the Provincial-Municipal sharing agreement (R-100).
- B. THAT a grant of \$5,000 be approved for the continuation of the B.C. Housing Foundation housing registry for elderly people for the period April 1, 1976 to March 31, 1977.
- C. THAT a grant of \$71,000 be approved for the continuation of the Red Door Rental Aid Society service, across the City, for the period April 1, 1976 to March 31, 1977 contingent upon the following conditions:
  - a) the participation of the Province in a cost sharing program for relocation and registry services as detailed in the

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Clause 11 Cont'd

Provincial-Municipal sharing agreement (R-100).

- b) the service to give priority to families with children, emergency classified cases, handicapped and low income persons.
  - c) the Director of Social Planning to arrange the provision of appropriate office equipment from the City's surplus stores.
- D. THAT grant requests of \$17,394 for the West End Registry and \$28,788 for HARK not be approved for the coming fiscal year 1976-77.
- E. THAT the three agencies for which funding is recommended agree to:
- a) establish operational areas of specialization -
    - 1. YWCA - single adults
    - 2. Red Door - families with children, emergencies, handicapped
    - 3. B.C. Housing - elderly persons
  - b) establish a referral and information exchange network
  - c) consolidate funds for joint advertisement on advice from Director of Social Planning.

CONSIDERATION:

12. Kitsilano Housing Society and Buy Back Kitsilano Fund

On October 9, 1975, the Committee referred to the Director of Finance for report, a brief submitted by Kitsilano Housing Society requesting a long term loan of \$100,000 at moderate interest rates to be invested in low-cost housing through a fund to be known as Buy Back Kitsilano Fund (BBK Fund). Subsequently, the Director of Finance advised that he had reviewed the proposal, but due to lack of sufficient details he was seeking further information from the Society on the details and methods under which the Society intended to operate in the financial sense.

The Committee this day considered a Manager's Report dated February 18, 1976, (circulated) in which the Director of Finance reported on his discussions with the president of the Society, Mr. Jacques Khouri. The Director of Finance advised the objectives of the Society appeared to be directed toward buying back as much housing in Kitsilano as possible in the low and moderate income area in order to preserve it from demolition and subsequent replacement by newer housing. The Society wished to take advantage of any Government grants that may be available and had established an investment fund - the BBK Fund - in which individuals or organizations could invest money which would, in turn, be used as the equity element in purchasing housing.

After commenting on specific aspects of the Society's program and exploring the economics of a sample property purchase submitted by the Society, the Director of Finance reported as follows:

"Potential Problems with Rent Control

It appears that since the Society must pay market value for the property it buys, that it is entirely likely that the operating costs including amortization of loans and interest on equity, may very well have the effect of increasing rents. The Society may well find itself in a position where it could not increase rents sufficiently, because of rent control.

Cont'd . . . . .



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Clause 12 Cont'd

Management of Project

Management of a project or activities such as the Kitsilano Housing Society contemplates is a complex matter and requires a great deal of expertise in the financial area and in property management. Whether or not the Society can develop or hire this expertise is not evident from their submission. Without the expertise the prospects for success on the part of the Society are minimal.

Requested \$100,000 City "Loan"

The Society requests that the City loan them, actually for investment in the BBK Fund, \$100,000 at 8% interest. The Society also requests forgiveness of the loan on the basis of \$2000 for each suite designated for low income families. On the basis of the objectives of the Society it is not unreasonable to assume that within a reasonably short period of time they would be requesting forgiveness of the entire loan, thereby converting it into a grant. It should also be remembered that the Society does not appear to be providing additional housing but is seeking to retain existing housing.

Conclusion

The Kitsilano Housing Society's concept may or may not work, depending upon a number of factors such as the willingness of people to invest and leave their money in and whether the Society is very careful in their purchases, whether they can develop the necessary management expertise, and further whether the tenants are prepared to tolerate the rent increases that would appear to be necessary, based on the financial picture of some of their prospective purchases.

It also appears to me that the type of loan/grant that they require is much more appropriately provided by the Provincial and Federal Governments.

If City Council does wish to provide the loan/grant then I would have to try to determine a source of funds and in light of the extreme shortage of capital funds available to the City at this time it can be presumed that this would be very difficult."

Mr. Jacques Khouri addressed the Committee on some of the points raised in the Director of Finance's report and presented a brief, on file in the City Clerk's Office. He agreed the Society would be borrowing short and investing long, and that liquidity problems may result; however, two factors had been built into the program to overcome this. The first was strong community support which made it possible to continually recycle short term funds. The second was that in the long term, the short term funds would be replaced by equity in the Society. The BBK Fund presently stood at \$37,500 and the market value of the property controlled was \$200,000.

The Committee also heard submissions objecting to the proposal from Mr. G.F. Moul, on behalf of Kitsilano Ratepayers Association, and Mr. Pappas, a Kitsilano resident and President of an Hellenic Community Association.

The Chairman commented that the concept of buying up old homes and renovating them was not new and had been successfully demonstrated in the past by the United Housing Foundation which had renovated approximately 200 units with a \$200,000 loan from the City. Alderman Rankin felt it was a worthwhile experiment, but both Alderman Boyce and Alderman Bird strongly opposed the proposal and suggested the Committee should heed the representations from the Kitsilano residents.

(At this point Alderman Cowie left the meeting.)

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Clause 12 Cont'd

After further discussion, a motion

THAT the grant request of the Kitsilano Housing Society for a \$100,000 long-term, low interest loan, for the purchase of older homes in Kitsilano, be approved in principle, and further discussions take place with the Director of Finance and the Chairman of the Standing Committee on Housing and Environment;

was put, and a tie vote having resulted, the above recommendation is submitted to Council for consideration.

The meeting adjourned at approximately 3:30 p.m. to reconvene "In Camera".

FOR COUNCIL ACTION SEE PAGE(S) 487-9

\* \* \*

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

March 11, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 11, 1976 at approximately 12 noon.

PRESENT: Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney

ALSO PRESENT: Alderman Boyce

COMMITTEE  
CLERK: G. Barden

RECOMMENDATION1. Urbanart Cultural Grant Request

On February 10, 1976 City Council, when considering a communication from the Sculpture Symposium Society of B.C. on Urbanart, passed the following motion:

"THAT the request of the Sculpture Symposium Society of B.C. be referred to the Finance Committee for consideration and report, after obtaining budget details from the Society and comments from the Director of Social Planning."

The Committee had for consideration a Manager's report dated March 5, 1976 (copy circulated) in which the Director of Social Planning reported that Urbanart approved a revised expenditure budget of \$122,000 for their program and requested a grant of \$5,000 from the City. It was noted that the Society's first submission included a budget of \$70,000 and a grant request for a minimum of \$3,000 or a maximum of \$5,000.

Ms. Genevieve Lemarchand, Project Co-ordinator, Urbanart, stated that \$76,000 of the \$122,000 total budget represents the operating budget and major grants are being requested for this portion as detailed in Appendix II. Expected contributions of time, free services, etc. represents the balance of their budget which brings the total to \$122,000. The \$5,000 donation requested from the City is needed at this time for wages for the Project. Co-ordinator to continue with the organization of the project and further financing. Many hours of her time have already been given without pay to get the project underway.

The Director of Social Planning suggested that the Committee recommend to Council the approval of a \$60,000 Special Event or Festival Budget for 1976. The Director of Social Planning stated that he preferred that a grant to Urbanart be provided from the Special Events Budget as the proposed program appears to fit well within the framework of a Festival or Special Events concept. If this Special Events Budget is not established, then the Director of Social Planning suggested that the grant be added to the \$275,000 ceiling previously established by Council for cultural grants.

Following discussion it was

RECOMMENDED

THAT Council approve a grant of \$2,500 to Urbanart for 1976, funds to be provided from within the \$275,000 Budget previously established for cultural grants in 1976.

Cont'd . . .

Standing Committee of Council . . . . . 2  
on Finance and Administration  
March 11, 1976

INFORMATION

2. Special Events or Festival Budget

On November 18, 1975 City Council, when dealing with cultural grant guidelines, deferred for further consideration and discussion by the Chairman of the Finance Committee with the Director of Social Planning a proposed \$60,000 Special Events Budget for 1976.

The Chairman suggested that the Committee consider the proposed \$60,000 Special Events Budget and City officials stated that it would be helpful administratively if such a budget was established.

Following further discussion a motion was put to approve a Special Events Budget of \$60,000 for 1976 and the motion was defeated.

The Committee took no further action on this matter.

The meeting adjourned at approximately 3:30 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 489-90

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

March 11, 1976

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A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 11, 1976 at approximately 3.40 p.m.

PRESENT: Ald. Bowers, Chairman  
Ald. Bird  
Ald. Cowie  
Ald. Harcourt  
Ald. Kennedy

ALSO PRESENT: Ald. Boyce

CLERK: M. L. Cross

INFORMATION

1. Arthur Laing Bridge.

The Committee considered the following letter dated February 13, 1976 from Mayor G. J. Blair of Richmond, referred to the Committee by Council on February 24, 1976:

" The introduction of the Arthur Laing Bridge into the transportation system serving the Airport has been of vital concern to both this Municipality and yourselves.

Controversy over the facility has been debated without the involvement of direct dialogue between the political representatives of Vancouver and Richmond. To this end, the implications and feelings of each of the Councils have not been appreciated.

As a result of conversations with some of your Aldermen at a recent Transportation Committee meeting of the GVRD, I believe that it would be in our best interest if a meeting could be convened between our Councils, or Committee of those Councils.

I would therefore request that Council give consideration to such a meeting for the purpose of exploring and expressing the problems associated with traffic, especially the possibility of making available to residents of Richmond an alternate route to the Vancouver area via this facility."

The following representatives of the Richmond Municipal Council were present:

Mayor G. J. Blair  
Ald. P. R. Peterson, Chairman - Public Works Committee  
Ald. R. M. Hovis )  
Ald. T. E. Siddon ) Members of the Public Works Committee

Mayor Blair requested that the City endorse in principle further dialogue with respect to problems associated with the provision of approaches to the bridge.

Clause No. 1 Continued.

The Chairman indicated that his understanding is that the Federal Government constructed the bridge exclusively for airport traffic and did not want to overload it with commuter traffic thus no approaches were provided for.

Mr. W. Curtis, City Engineer, stated that there is no facility in Vancouver that could handle the traffic growth that will occur if the bridge is opened up to commuter traffic. He advised that the Ministry of Transport had set up a Technical Committee including representatives of Richmond, Vancouver and the Provincial Government which meets fairly regularly. The results of the study should be available soon.

The Committee suggested that after the results of the study are known, the Director of Planning review the outcome with respect to any effect on the Marpole area of the City. Another joint meeting of the representatives of the Richmond and Vancouver Municipal Councils could be called.

Alderman Siddon requested a complete origin/destination study be undertaken indicating the traffic patterns that would evolve. Mr. Curtis advised that the City had no funds to undertake such a study. It was suggested that if the Technical Committee felt there was a need for such a study, it could be brought to the attention of the Municipal Councils as to what costs would be involved.

RESOLVED

THAT after the results of the study being carried out by the Technical Committee under the auspices of the Ministry of Transport are known, and the Director of Planning has had an opportunity to review the effects on the Marpole area of the City, a further joint meeting of the representatives of the Richmond and Vancouver Councils be held .

(Ald. Kennedy wished to be recorded as opposed.)

RECOMMENDATION

2. Central Broadway Urban Design Study.

The Committee considered a report of the City Manager dated March 2, 1976 (copy circulated) in which the Director of Planning outlines the editing changes to the Consultant's report entitled Central Broadway Urban Design. The City Engineer requested that the section on "Street and Architectural Lighting" be deleted. The City Manager submitted the deletion of this section for the consideration of the Committee and recommended that the following recommendations of the Director of Planning be approved:

- "1. THAT the edited version of the original Consultant's report "Central Broadway Urban Design" be approved.
2. THAT funds totalling \$1200 be approved, in advance of the 1976 Budget, to print 350 copies of the revised report for public distribution, and that these copies be sold at cost.
3. THAT the significant older buildings as categorized

Clause No. 2 Continued.

by the Heritage Advisory Committee be adopted as an interim list for inclusion in the above revised report, subject to further consideration by Council at a future date regarding possible heritage designation.

After discussion the Committee

RECOMMENDED

- A. THAT the section entitled "Street and Architectural Lighting" be re-edited to delete all reference to public lighting on City streets and refer only to private development.
- B. THAT the edited version (including the amendment of the Committee re "Street and Architectural Lighting"), of the Consultant's report "Central Broadway Urban Design" be approved.
- C. THAT funds totalling \$1200 be approved, in advance of the 1976 Budget, to print 350 copies of the revised report for public distribution, and that these copies be sold at cost.
- D. THAT the significant older buildings as categorized by the Heritage Advisory Committee be adopted as an interim list for inclusion in the above revised report, subject to further consideration by Council at a future date regarding possible heritage designation.

(Alderman Cowie wished to be recorded as opposed to Recommendation A).

3. Rezoning - Areas E & F, Champlain Heights.

The Committee considered a report of the City Manager dated March 4, 1976 (copy circulated) in which the Director of Planning outlines the proposed CD-1 zoning for Areas E & F - Champlain Heights.

Mr. R. Youngberg, Associate Director, Area Planning, requested that 'Senior Citizen Housing' and 'Personal Care Homes' be added to the list of uses permitted in the CD-1 By-law.

RECOMMENDED,

THAT the Director of Planning be instructed to make application to re-zone the area bounded by Enclave 1, Boundary Road, S.E. Marine Drive and the Major Park and Community Services Centre (as described in Appendix II of the Report of the City Manager dated March 4, 1976) from RS-1 to CD-1 and refer the application direct to Public Hearing following a report from the Vancouver City Planning Commission.

4. High-rise Development in Apartment Zones.

The Committee considered a report of the City Manager dated March 4, 1976 (copy circulated) in which the Director of Planning reports on the desirability of rezoning RM-3 and RM-2 apartment zoned areas in order to control future high-rise development. It is proposed to rezone certain RM-3 areas to RM-3A to alter the outright permitted height of all buildings from 120 ft. to 35 ft. with the Director of Planning having the discretion to permit a relaxation to 40 ft. The RM-2 District Schedule permits apartments up to 100 ft. in height. It is proposed to amend the schedule to reduce the permitted height to 35 ft. with the Director of Planning having the discretion to relax to 40 ft.

The Director of Planning made the following corrections to the list of areas to be re-zoned from RM-3 to RM-3A:

- (f) Cambie Street to read Cambie Street (both sides from 19th Avenue to 24th Avenue).

Add (k) Kerrisdale

- S.E. corner 41st and Maple
- E. Boulevard between 42nd and 43rd Avenues
- E. Boulevard between 48th and 49th Avenues

Add (l) Fairview Slopes

- North side of 10th Avenue between Laurel and Willow
- South side of 10th Avenue between Heather and Ash Streets.

After discussion, the Committee

RECOMMENDED

- A. THAT the Director of Planning be instructed to make application to rezone the following RM-3 areas, indicated on Appendix I of the report of the City Manager dated March 4, 1976 to RM-3A, and submit the application to Public Hearing, after a report has been received from the Vancouver City Planning Commission:

- (a) Mount Pleasant
- (b) Marpole
- (c) Strathcona
- (d) Oak Street
- (e) Heather Park
- (f) Cambie Street (both sides from 19th to 24th Avenues)
- (g) Little Mountain (33rd and Main)
- (h) Nanaimo/Grandview
- (i) 21st and Fraser
- (j) Pender/Renfrew
- (k) Kerrisdale - S.E. Corner of 41st and Maple
  - East Boulevard between 42nd and 43rd Avenues.
  - East Boulevard between 48th and 49th Avenues.
- (l) Fairview Slopes - North side of 10th Avenue between Laurel and Willow
  - South side of 10th Avenue between Heather and Ash Streets.



Clause No. 4 Continued.

- B. THAT the Director of Planning be instructed to:
- (a) Report to Council for further direction on any future high-rise development proposals in the Britannia Slopes and Woodland Drive RM-3 apartment areas, and
  - (b) Inform such applicants by letter of the procedure outlined in (a).
- C. THAT the Director of Planning be instructed to make application to amend Section 1 (B) of the RM-2 Schedule by deleting all words after "Height" and substituting the following:
- On any site the heights of a building shall not exceed 35 feet. The Director of Planning may, in his discretion, permit an increase in the height of a building to a height not exceeding 40 feet.
- and submit the application to Public Hearing, after a report has been received from the Vancouver City Planning Commission.
- D. THAT the Director of Planning hold public information meetings in the Mount Pleasant and Marpole areas, and
- FURTHER THAT there be no public meetings in the RM-2 and the other RM-3 areas listed in recommendation A; but that normal notification procedures when dealing with small area rezonings be carried out.

The Meeting adjourned at approximately 5.30 p.m.

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PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

March 18, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 18, 1976 at approximately 3.35 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Kennedy

ABSENT: Alderman Harcourt

CLERK: M. L. Cross

CONSIDERATION

1. Kitsilano Area Planning and Neighbourhood Improvement Programme: Continuation of Office and Citizen Involvement.

The Committee had before it a report of the City Manager dated March 4, 1976 submitting a report of the Director of Planning of the same date for Consideration (copies of the report circulated.)

Mr. R. Youngberg, Associate Director, Area Planning, indicated that the Neighbourhood Improvement Programme and the Local Area Planning Programme in Kitsilano have operated as separate but interconnected programmes, with separate budgets. Council has approved \$45,000 for the administration costs of implementing N.I.P. for the period ending December 31, 1976. No funds have been set aside for implementation of Local Area Planning.

He advised that it was desirable to keep the site office open. It would be staffed by a Planning Assistant and Clerk Stenographer with the Planner returning to City Hall after March to take on other duties as well as Kitsilano. Neighbourhood Improvement Programmes are being implemented, and a RRAP promoter, hired through a L.I.P. grant, works out of the site office.

The Committee considered the following recommendations contained in the Manager's Report dated March 4, 1976:

1. Property and Insurance be instructed to find suitable office space of approximately 800 square feet, preferably along 4th Avenue, to cost approximately \$450/month. The cost will be sharable under NIP.
2. The Personnel Services Department be instructed to review the classification and salary of the existing Planning Assistant III position in Kitsilano, in the light of the altered duties and responsibilities for the implementation stage of N.I.P. and L.A.P., this review to be conducted in conjunction with the Planning Department.
3. The Committee consider extending the existing Clerk Steno II position in Kitsilano to December 31, 1976, to be cost-shared with NIP funds.
4. The revised terms of reference of the Kitsilano Planning Committee as attached, be endorsed.

Part Report to Council  
Standing Committee of Council  
on Planning and Development  
March 18, 1976.

Clause No. 1 Continued.

5. The budget as outlined in Appendix "F", totalling \$45,000 is recommended for approval. This breaks down into \$17,125 for continuation of the Local Area Planning Program for Kitsilano from April 1, 1976 to December 31, 1976 (in addition, \$15,201 is being requested for LAP for the period January 1, 1976 to March 31, 1976, in the Planning Department revenue budget, for a total LAP cost for 1976 of \$32,326). The balance of the \$45,000 being \$27,875, is requested as the NIP implementation budget for the period April 1, 1976 to December 31, 1976 and comes from the original proposed allocation of \$45,000 for NIP implementation. The balance will presumably be required in 1977.

If Council rejects the LAP continuation, then the level of staffing and office will use up all the NIP proposed implementation budget of \$45,000 in the year 1976. If LAP is rejected, the Director of Planning should report again on some modification of NIP implementation so that the funds will be sufficient."

A lengthy discussion followed as to whether local area planning would be continued in Kitsilano.

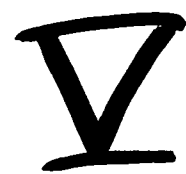
A tie vote resulted and the following motion is submitted to Council for CONSIDERATION:

THAT the Planning office in Kitsilano be closed as of March 31, 1976 and the Director of Planning be requested to itemize the unfinished work in priority order and how it can be accomplished from the Planning Department offices in City Hall.

(Aldermen Bowers and Cowie wished to be recorded as opposed).

DELEGATION REQUESTS THIS DAY: Ms. Jane Rittenhouse) Members of the  
Mr. Nick Zapantis ) Kitsilano Citizen's  
Planning Committee.

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REPORT TO COUNCIL  
SPECIAL COMMITTEE RE:  
U.N. CONFERENCE

March 18, 1976

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

1. Division of Costs Related to the Habitat Conference

On March 18, 1976, the Special Committee of Council Re: U.N. Conference considered a memorandum dated March 4, 1976, from Dr. Hugh Keenleyside, Associate Commissioner General for Habitat, proposing a division of costs for policing and provision of accommodation relating to the Habitat Conference.

The proposal resulted from discussions between City staff and Habitat officials as a result of the following action taken by Council on January 27, 1976, after discussing Police budget requirements:

"Under date of January 20, 1976, Vancouver Police Board submitted the following extract from the Minutes of its meeting, dated January 15, 1976, respecting the 1976 Habitat Conference Policing Costs.

"The Chief Constable submitted a report on the estimated cost of providing policing for the 1976 Habitat Conference. He said it was estimated that the total cost above the normal police budget would be \$338,000. It was understood that the Federal Government would pay up to \$300,000 of the total amount with the remaining \$38,000 to be paid by the City.

The Chief recommended that the Board approve the report and forward it to City Council for consideration and discussion with the appropriate Federal Officials in order to arrive at a firm agreement as to cost sharing.

MOVED:  
THAT the recommendation of the Chief Constable be approved.

- CARRIED."

Attached to the letter was a report from the Chief Constable showing details of the budget figures.

MOVED:

THAT this Council approve the police budget at an estimated total cost of \$550,000, of which \$338,000 is additional to the normal police budget, as described in the letter from the Vancouver Police Board dated January 20, 1976, subject to the following:

- a) All additional police costs arising out of the Habitat Conference, over and above the normal expenditure for the policing of the City, be paid by the Federal Government which, in the total police budget of \$550,000 for the minimum policing costs for the Conference, is estimated at \$338,000.
- b) The Federal Government pay for all policing costs in excess of the above minimum budget.
- c) The Federal Government to assume all public liability costs for property damage arising out of the Conference.

- (carried)

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March 18, 1976 . . . . . 2

MOVED:  
THAT the Council appoint the City Manager to execute an agreement between the Federal Government and the City in regard to the foregoing budget arrangements.  
- CARRIED UNANIMOUSLY

MOVED:  
THAT the Director of Social Planning be instructed to negotiate with the Federal Government and/or its agencies on the housing needs arising out of the Habitat Conference, and that the City take the position that the Federal Government must assume all housing costs resulting therefrom.  
- CARRIED UNANIMOUSLY"

- - - - -

The proposal submitted by Dr. Keenleyside for the Committee's consideration in respect to policing was as follows:

"1. POLICING

The Canadian Government is prepared to provide up to \$300,000 to meet the extra costs of policing which may result from the security measures required as a result of the Conference being held in Vancouver.

The Canadian Government is also prepared to pay any costs in excess of \$338,000 which may result from the provision of security measures related to the holding of the Conference in Vancouver.

These undertakings by the Canadian Government are based on the assumption that the City will meet the difference between \$300,000 and \$338,000, this being the sum estimated by the City Police as being required in the case of the arrival in Vancouver of a distinguished visitor representing a government of a major country, such as, for example, India."

Following discussion, it was

RECOMMENDED,

- A. THAT in the event Habitat policing costs exceed \$300,000, the City agree to pay an amount up to \$38,000 on the understanding that any expenses for policing up to \$300,000 and beyond \$338,000 will be borne by the Federal Government.
- B. THAT any public liability costs incurred will be assumed by the Federal Government.

2. PROVISION OF ACCOMMODATION

Dr. Keenleyside's memorandum also contained a proposal with respect to the provision of accommodation as follows:

"If the City will provide the services of Mr. Douglas Purdy, Senior Social Planner, together with the assistance of certain other members of the municipal staff to direct and assist in the organization of plans for the accommodation of non-official visitors and will provide a site suitable for the establishment of a Referral Centre, the Canadian Government, with the assistance of the Government of British Columbia as may be arranged, will cover the other costs associated with this responsibility. The total cost is presently estimated at about \$175,000, much of which (perhaps as much as two-thirds) will, however, be recoverable from vehicle parking and hostel fees.

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Special Committee Re:  
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March 18, 1976 . . . . . 3

As part of this agreement the Canadian Habitat Secretariat will also use its influence to support the City's application to the Office of the Secretary of State for an additional \$16,000 to be used in connection with the summer student help programme which is related to the Habitat Festival. This amount would raise the Federal participation in the Festival costs to \$169,000."

The Committee considered a Manager's Report, dated March 16, 1976, in which the Director of Social Planning reported as follows:

"On January 27th, 1976, Vancouver City Council approved the following resolution:

"THAT the Director of Social Planning be instructed to negotiate with the Federal Government and/or its Agencies on the housing needs arising out of the Habitat Conference, and that the City take the position that the Federal Government must assume all housing costs resulting therefrom".

This action resulted from Council's concern that while provision for accommodation was being made for some 3,800 pre-registered participants in the Habitat Forum alternate Conference being held on the Jericho site from May 27th to June 11, 1976, no provision was made either by ACSOH (local sponsors of Habitat Forum) or by the Federal Habitat Secretariat to accommodate an indeterminate number of visitors to Habitat Forum who would not be pre-registered. The number of such visitors has been estimated by ACSOH officials and others to range between 15,000 and 70,000.

The Director of Social Planning called upon Federal and Provincial officials; School Board and Park Board representatives; City staff; community organizations; and individuals to assist in the preparation of a Housing Program to accommodate these visitors to Vancouver next summer.

A policy group, composed of Dr. Hugh Keenleyside, Associate Commissioner General and Mr. Paul Manning of the Canadian Habitat Secretariat, Mr. Jim McIntyre of ACSOH and the Director of Social Planning, was established to expedite the planning process within their respective organizations. They agreed that Mr. Doug Purdy, Senior Social Planner, would act as principal planner and Housing Program Coordinator. Mr. Purdy has been assisted by staff from City Departments and other participating bodies. There has been splendid cooperation from everyone involved.

The City of Vancouver is contributing Social Planning staff leadership, as well as professional and technical assistance from Construction and Maintenance, Engineering, Finance, Health and Permits and Licenses. The assistance of City staff is essential to the production of a successful Housing Program.

Our goal for this Housing Program is the provision of 5,000 beds in private homes and temporary hostel facilities and 500 parking spaces for recreation vehicles and campers. If the home recruitment program is successful, the program will have the capacity to accommodate an estimated total of 7,000 visitors per day. There are no plans to establish a site on which to accommodate visitors in tents. However, homeowners will be asked if they wish to provide their backyard for a tent or their driveway for a camper.

On February 20th, the Housing Program Summary and Budget of \$175,628 (since revised to \$177,338) were presented to Mr. James McNeill, Commissioner-General, Dr. Hugh Keenleyside, Mr. Paul Manning of the Habitat Secretariat and Mr. Jim McIntyre of ACSOH.

The proposed City share is \$10,000 for rental of a Referral and Information Centre site and certain related costs for improvement of these premises. It does not include staffing or equipment costs. The Federal Habitat Secretariat has approved as its share of these costs, the difference between the City's \$10,000 and the total budget which is estimated at \$177,338. Fees will be charged for accommodation in hostels, parking and recreation vehicle sites. Revenue from these sources, liberally estimated at \$99,600, will help offset costs. Revenues will accrue to the Federal Habitat Secretariat and the City proportionally to their respective expenditures.

Cont'd . . .

Report to Council  
Special Committee Re:  
U.N. Conference  
March 18, 1976 . . . . .

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The Habitat Housing Budget will be administered by the City Finance Department in the same manner as the City's Festival Habitat budget. The Habitat Secretariat will advance funds to the City as follows:

March 24, 1976 - \$100,000  
May 1, 1976        40,000  
May 26, 1976       Balance as required.

Budget administration to be worked out between the Director of Finance and Mr. Jean Falardeau of Habitat Secretariat.

Details of the Housing Program and Budget are attached to this report. The recommendations which follow are agreed to by Dr. Hugh Keenleyside and Jim McIntyre of ACSOHS."

The Director of Social Planning addressed the Committee and advised the Referral and Information Centre would be located at 3396 West Broadway - a site carefully selected principally for its parking potential of 20-30 vehicles and proximity to Forum activities at Jericho, U.B.C., and public transportation.

Revenues from fees charged for accommodation and parking would accrue to the Federal Habitat Secretariat and the City in proportion to their respective expenditures; i.e. 95% to the Secretariat and 5% to the City.

Mr. J. McIntyre, for ACSOH, expressed the organization's appreciation of the leadership demonstrated by the City through its various Departments, but particularly the Social Planning Director and staff.

Following discussion it was

RECOMMENDED that Council

- A. Approve and co-sponsor, with the Canadian Habitat Secretariat and ACSOH, the Habitat Forum Housing Program and Budget described in this report and its attachments;
- B. Approve the continued leadership roles of the Director of Social Planning and the Senior Social Planner in coordinating the implementation and operation of this Housing Program;
- C. Approve the continued professional and technical assistance and involvement of staff from other City departments, as may be required by the Director of Social Planning, in order to implement this Housing Program;
- D. Approve City funds, not to exceed \$10,000 from Contingency Reserve, to cover rental of the Referral and Information Centre Site (\$4,000) from March 15th to June 30th, 1976 and certain leasehold improvements to be carried out under the supervision of Art Langley, A/Director, Construction and Maintenance Division.
- E. Further, all expenditures to be approved jointly by the Director of Social Planning and the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 492